

TO LET
Prime Corner
Retail Unit

164A
BUCHANAN
STREET
GLASGOW
G1 2LW



BUCHANAN ST.

The premises extend over ground and basement floors and we have been advised the floor areas are as follows:

Ground	1,289 sq ft (120 sq m)
Basement	2,700 sq ft (251 sq m)

Location

Glasgow is Scotland's largest city with a population of 660,000 and an estimated shopping catchment of 2 million within a 20 minute drive time. The city benefits from an excellent public transport network, with the subjects in close proximity to Buchanan Street Subway and Queen Street mainline station. The latter benefits from annual footfall of 19 million and is currently undergoing a significant upgrade.

Buchanan Street, which benefits from a footfall of 6,600 people per hour, is ranked 2nd in UK retail hierarchy, behind only London's Oxford Street in terms of CACI rating. The property occupies a prominent corner position at the northern end of the street with surrounding occupiers including **H&M**, **Peleton**, **Victoria's Secret**, **Vans** and **Schuh**.

164A BUCHANAN STREET

Rent

On application.

Lease Terms

The premises are available on a new full repairing and insuring lease.

Planning

The premises currently benefit from Class 1 (Retail) consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

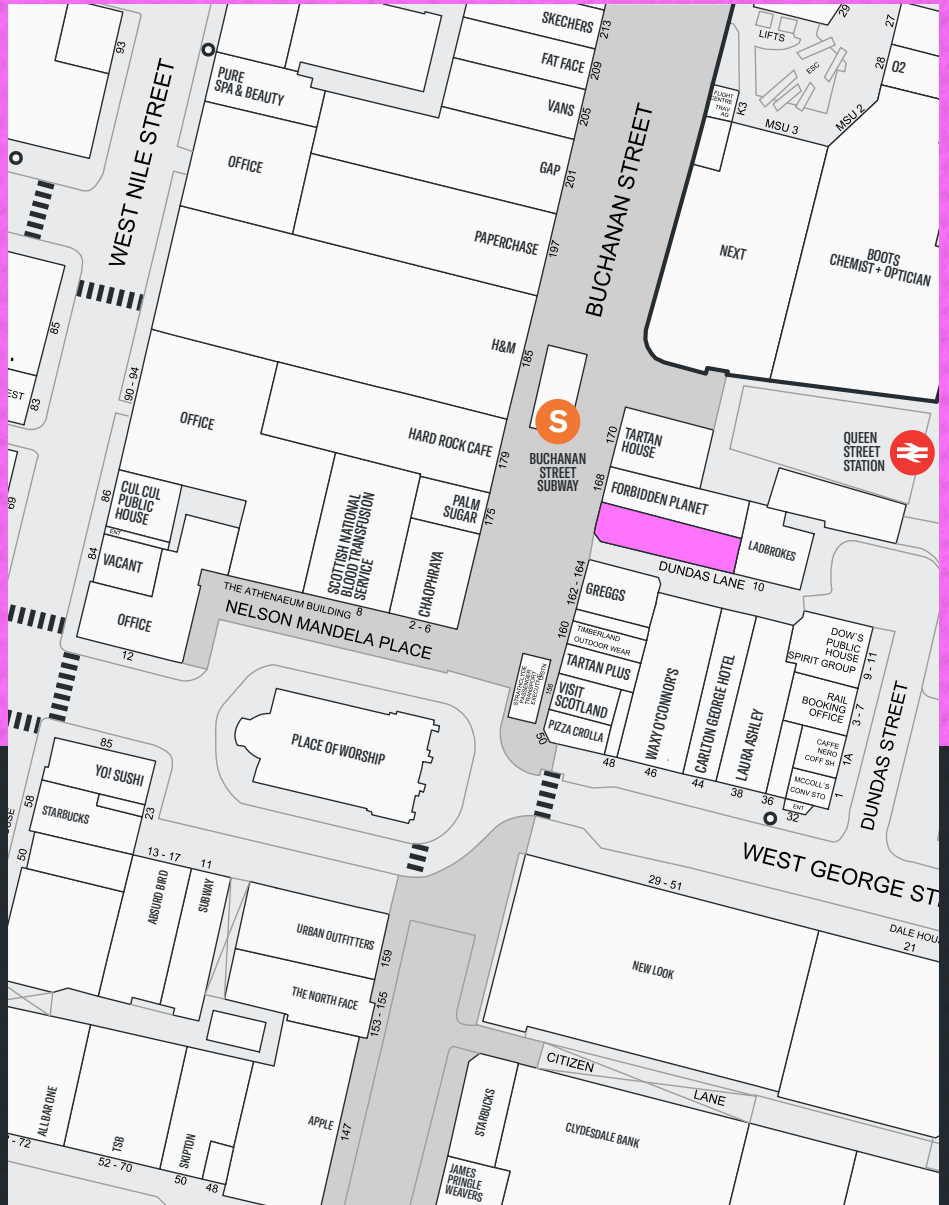
Rates

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£182,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.516

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



EPC

A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the joint letting agents:

CBRE

Kevin Sims
07590 485 299
kevin.sims@cbre.com

ORINSEN

Andy Bain
07770 524 977
abain@orinsen.com

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