



## To Let

Asking Rent: **£65,000 pa**

Ground Floor: **1,185 sq ft**

## Location

Sauchiehall Street is an arterial route that leads into Glasgow city centre from the West End. The premises sit on the street's southern side between its junctions with Wellington Street and Hope Street.

The surrounding area is a diverse mix of retail and leisure uses and is close to Marks & Spencer and the Savoy Centre. Nearby occupiers include Primark, Co-op Convenience Store, Waterstones, Flying Tiger, The Works and Holland and Barrett.

## Accommodation

The premises are arranged over ground floor and first floor levels following approximate net internal areas:

Ground Floor: **1,185 sq ft / 110.11 sqm**

First Floor (Office): **1,199 sq ft / 111.42 sqm**

## Lease

The premises are available by way of a new FRI lease.

## Asking Rent

**£65,000pa**

## Rates

Rateable Value: **£76,500**

UBR (2021/22): **£0.503**

Rates Payable: **£38,479 pa**

## Planning / EPC

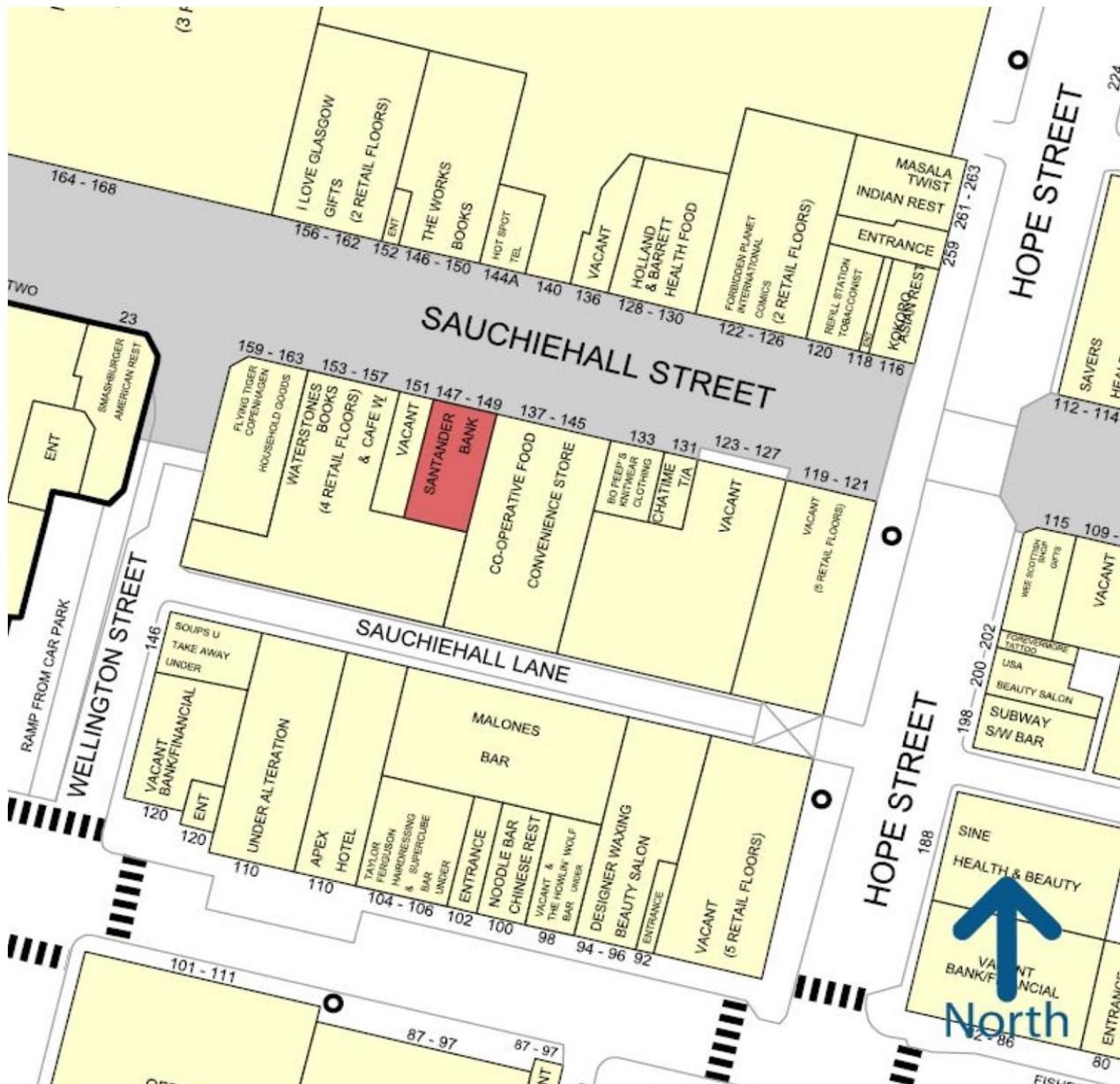
The premises benefit from having Class 2 consent and an EPC rating of D.

## Legal Costs

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

# TO LET

147-149 Sauchiehall Street  
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Viewing strictly by appointment through ORINSEN

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