

TO LET

Prime Retail Premises
(SUBJECT TO VACANT POSSESSION)

18 Gordon Street
Glasgow
G1 3PT



LOCATION

Gordon Street forms one of the main thoroughfares linking Central Station with Buchanan Street. The subject unit occupies a prominent trading position opposite Pret A Manger and in close proximity to **Kiehl's, Mountain Warehouse, Greaves Sports** and **TGI Friday's**.

DESCRIPTION

The subjects are arranged over ground and basement floors and extend to the following approximate areas:

Ground:	1,261 sq ft	117.15 sq m
Basement:	756 sq ft	70.23 sq m
Total:	2,017 sq ft	187.39 sq m

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Available upon application.

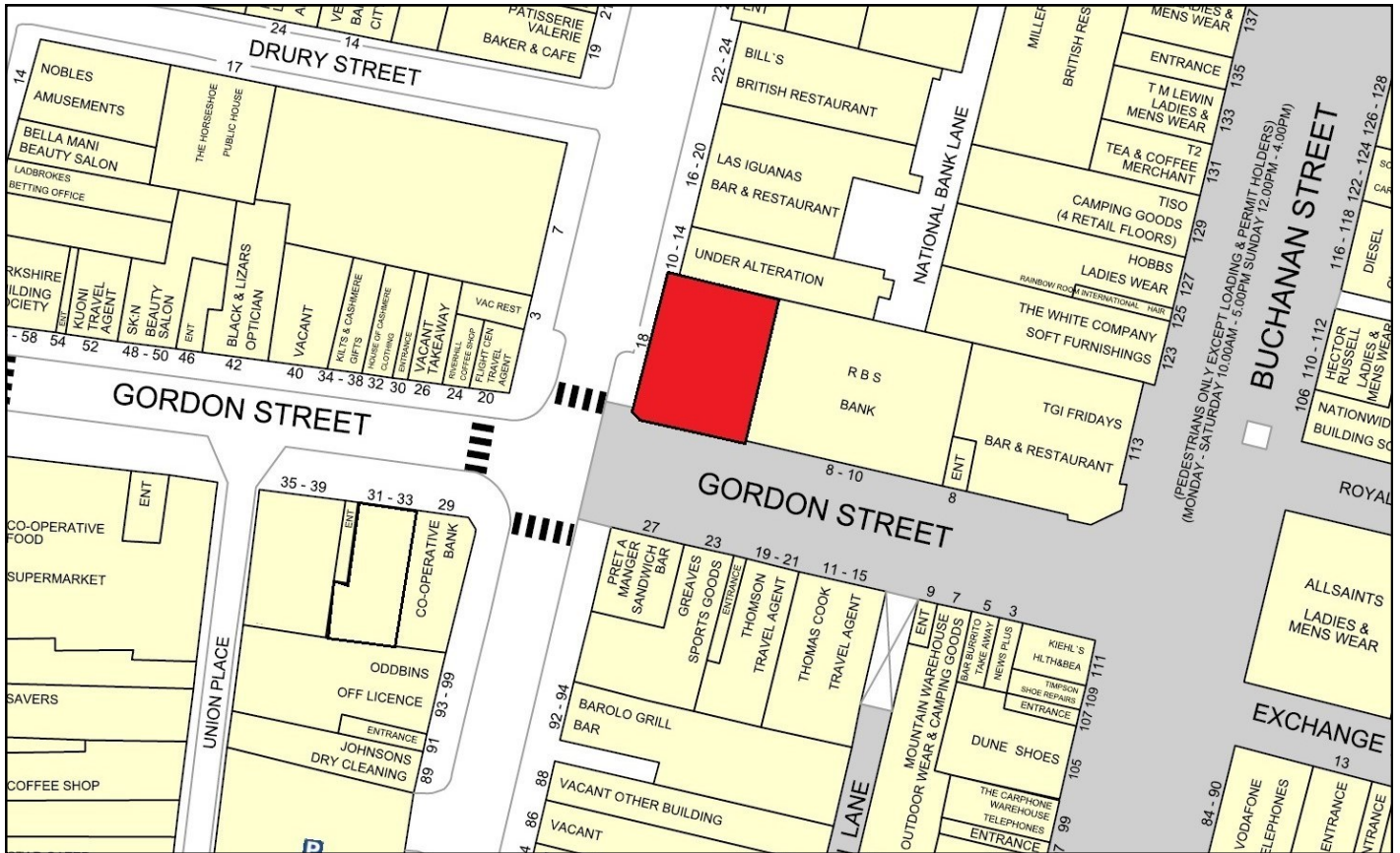
PLANNING

The unit previously traded as a bank and could be suitable for Class 1, 2 or 3 uses, subject to the necessary change of use consent.

0141 226 1662
www.ewanmackay.com

234 West George Street, Glasgow, G2 4WF

em



RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2020/2021 is as follows:

Rateable Value: £148,000
Rates Payable: £77,552

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay
T: 0141 226 1662
E: ewan@ewanmackay.com

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. May 2020.