

TO LET

Retail Premises

55 Queen Street

Glasgow

G1 3EN



LOCATION

The property is located in the heart of Glasgow City Centre, on the west side of Queen Street, between Argyle Street to the south and Royal Exchange Square and George Square to the north.

The unit is in close proximity to the recently completed 171 room Travelodge at 78 Queen Street and a 164,000 sq ft office building at 110 Queen Street. Nearby occupiers include Sainsbury's Local, Cass Art, Shuropody and Primark.

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.

DESCRIPTION

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

Ground:	881 sq ft	81.82 sq m
Basement:	1,716 sq ft	159.45 sq m
Total:	2,597 sq ft	241.26 sq m

RENTAL

Upon application.

SERVICE CHARGE

The current on account service charge for this unit is £2,000 per annum.

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RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2024/2025 is as follows:

Rateable Value: £28,500
 Rates Payable: £14,193

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
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