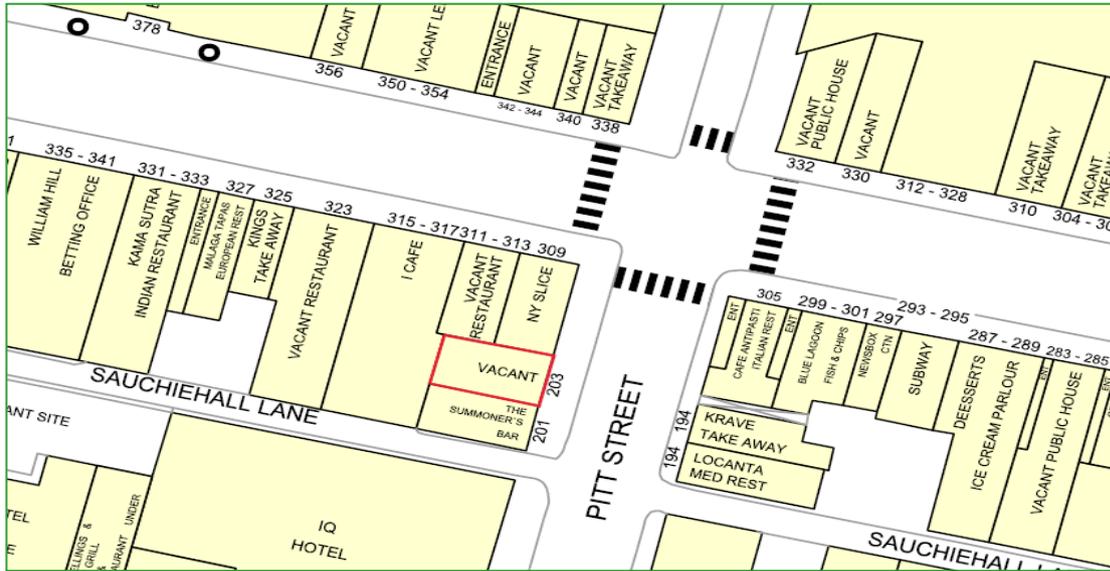


TO LET
RETAIL PREMISES
72.19 sq m (777 sq ft)



201 Pitt Street
Glasgow
G2 4DT

- situated just off Sauchiehall Street within the heart of Glasgow city centre
- next to 323 x bedroom student accommodation block
- new FRI lease available
- benefits from class 1 consent
- no VAT on rent
- eligible for 100% rates relief under Small Business Bonus Scheme



Location

The subjects are located on the west side of Pitt Street, just by its junction with Sauchiehall Street, within the heart of Glasgow City Centre. Smart Student Accommodations' 323 bedroom scheme sits immediately next door on the corner of Pitt Street and Bath Street whilst Moda Livings 433 bed PRS scheme that is expected to complete in 2022 is located a short distance south.

Excellent access to public transport links are provided with Charing Cross Railway Station, Cowcaddens Underground Station and Buchanan Street Bus Station all within walking distance. Metred on-street parking is provided on Pitt Street itself whilst there are a number of multi-storey car parks in the vicinity.

Description

The subjects comprise mid-terraced ground floor retail premises forming part of a larger red sandstone building where the upper floors are in residential use.

Externally the subjects benefit from a traditional framed shopfront with recessed pedestrian access door.

Internally the subjects provide a mixture of open-plan and cellular accommodation with the ability to be made completely open-plan. Male and female WC's together with a kitchen tea prep area are located to the rear.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

72.19 sq m (777 sq ft)

Planning

The subjects benefit from Class 1 consent. All planning queries should be made direct to Glasgow City Council on 0141 287 8555.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £16,000 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £7,000.

Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

VAT – the rent is not subject to VAT.

EPC - available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
gbrown@geraldev.com
Tel. 0141 227 2375



Conditions under which these particulars are issued

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