

# TO LET

**115 Sauchiehall Street, Glasgow, G2 3DD**

(subject to securing vacant possession)



## PRIME CORNER RETAIL / CATERING UNIT

### Location

Glasgow is Scotland's largest city with a resident population of 600,000 people and a wider catchment of nearly 2 million.

The property is located in a prime Sauchiehall Street pedestrianised block with nearby occupiers including **McDonald's, Savers, Mountain Warehouse** and **Subway**.

### Description

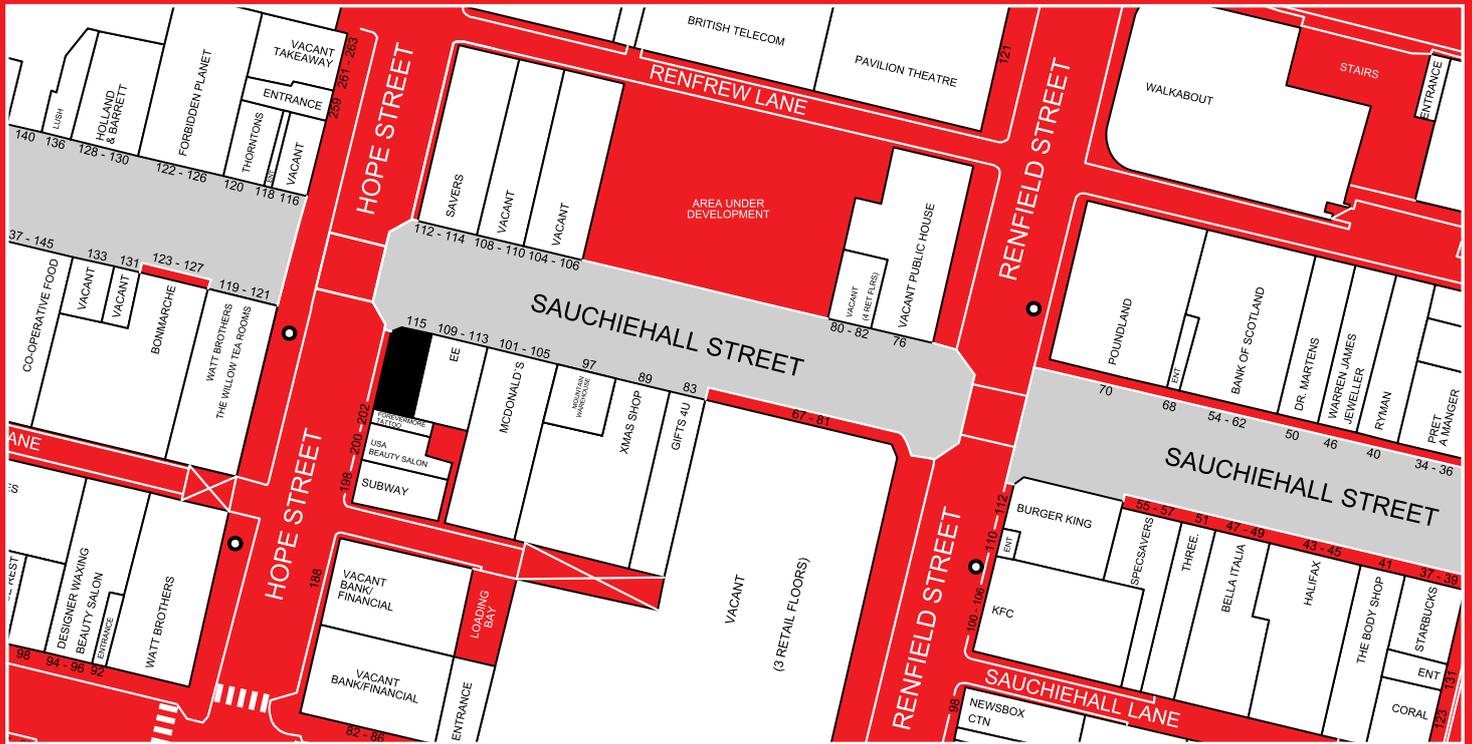
The property comprise of a ground and basement shop in a traditional sandstone building. The most recent use was the sale of Italian fast food.

### Floor Areas

Internal Width	5.49 m	(18 ft 0 in)
Shop Depth	12.93 m	(42 ft 5 in)
Ground Floor	74.32 sq m	(800 sq ft)
Basement	139.35 sq m	(1,500 sq ft)

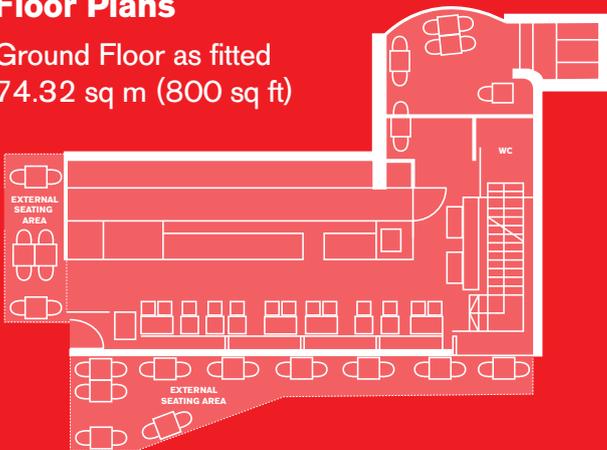
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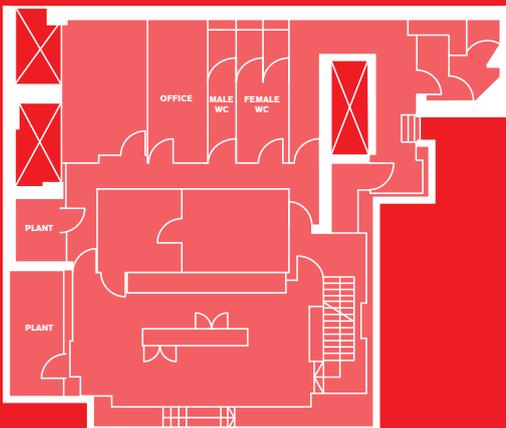


### Floor Plans

Ground Floor as fitted  
74.32 sq m (800 sq ft)



Basement as fitted 139.35 sq m (1,500 sq ft)



### Rent

£85,000 pa.

### Rateable Value

The shop is entered in the valuation roll at £71,000 pa, and the ATM separately at £11,375 pa. The ATM is likely to be removed shortly.

### EPC

Available on request.

### Planning

Class 1 (retail) and Class 3 (hot food) consent granted.

### Viewing & Further Information

Strictly via Gunn Property Consultants.



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Glasgow G2 5QD  
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#### IMPORTANT NOTICE

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