

PRIME RETAIL PREMISES LEASE FOR SALE

122-124 Buchanan Street, Glasgow

****PRIVATE AND CONFIDENTIAL – STAFF UNAWARE****



KEY FEATURES

- Premier high street outside of Central London
- 100% prime central location
- Well configured shop
- GF and B levels only
- Excellent adjacencies

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of over 2 million within a 20 minute drive time. The City is ranked 2nd in UK retail hierarchy only behind West End London.

The premises occupy a prominent position on the east side of Buchanan Street, Scotland's premier retailing destination, in a 100% prime and central position. Nearby occupiers include **Swatch, Diesel, The White Company, Apple, Hobbs and Jack Wills.**

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DESCRIPTION

The premises comprise a prominent double windowed retail unit, arranged over the ground and basement floors comprising the following estimated net internal areas:

ACCOMMODATION

Floor	NIA Sq M	NIA Sq Ft
Ground Floor	56.20 sq m	605 sq ft
Basement	28.98 sq m	312 sq ft

LEASE TERMS

The premises are occupied on a FRI lease, subject to 5 yearly upward only rent reviews expiring 9 July 2027 and the next review being July 2022.

*Premium offers are invited for the leasehold interest.

RENT

Passing rent of **£187,500 per annum** exclusive.

VIEWINGS BY PRIOR APPOINTMENT WITH:

Callum Mortimer

t: +44 20 7182 8153

m: +44 7714 145 932

e: callum.mortimer@cbre.com

Kevin Sims

t: +44 14 1204 7708

m: +44 7590 485 299

e: kevin.sims@cbre.com

CBRE Limited

Henrietta House,
Henrietta Place
London W1G 0NB

RATES

We are informed by the Local Rating Authority that the current Rateable Value is: £134,000.

The UBR for 2019/20 is 51.6p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

EPC

Available upon request.

Date of Issue: March 2019

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GOAD MAP



Not to scale.

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