

**TO LET**  
**SHOP/CAFE**



**52 | 56 RENFIELD ST**  
**GLASGOW | G2 1NF**

**GRAEME  
FAITH**  
CHARTERED SURVEYORS  
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**Culverwell**  
PROPERTY CONSULTANTS  
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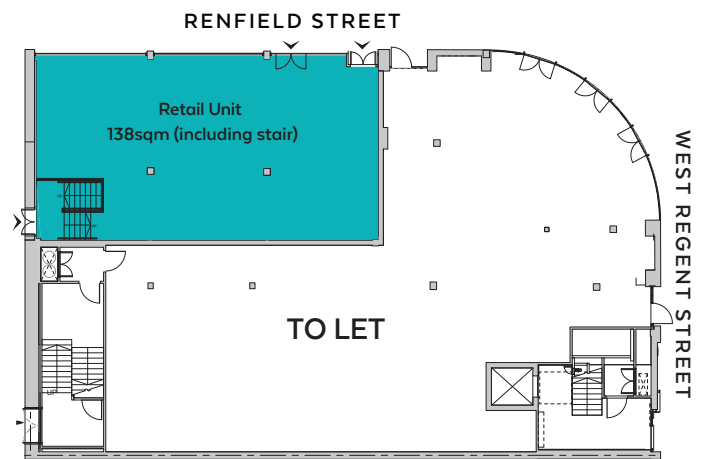
## Location

The subjects lie on the East side on Renfield St between West Regent St and West George St.

The location has transformed in recent years as a result of significant investment and development including:

- ✔ The completion of a major refurbishment of the iconic Art Deco Odeon building and the creation of 14,500 sq ft of upper floor offices.
- ✔ 1 West Regent Street, completed in summer 2015, providing 143,000 sq ft of Grade A office space with office occupiers including Weir Group and Arup, and Giraffe restaurant at ground floor.
- ✔ The Buchanan Quarter/Gardens development completed in 2013 providing 49 luxury apartments together with 10 new retail units, including Gap, Vans and H & M Hennes.
- ✔ Other restaurant operators attracted to the location recently include Smoke, Byron, Dim Sum, Cote, Handmade Burger and Bill's.





Gross Frontage	54ft 6
Net Frontage	52ft 6
Built Depth	28ft 3
Ground Floor Area	1,485 sq ft (G.I.A)
Basement Area	1,571 sq ft (G.I.A)
Total Area	3,056 sq ft.

### Description

The subjects comprise a ground and basement unit within a 5 storey Art deco Listed building all under a flat concrete and asphalt roof.

The entire building has been extensively redeveloped including reroofing and all external repairs completed.

The ground floor will incorporate an aluminium shop front together with a concrete stair to basement level. The unit will be left in shell condition ready to facilitate a tenant fit-out.

### Rateable Value

To be reassessed.

### Planning

Planning consents for restaurant and hot food takeaway use have been applied for.

### Lease Terms

The subjects are offered on a new 15 year full repairing and insuring lease with rent reviews at the end of years 5 and 10, at an annual rental of £85,000 per annum exclusive of rates and service charge.

### Entry

June 2017.

### Further Information

Please contact the joint agents:

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- Updated May 17