

TO LET

PROMINENT DOUBLE FRONTED RETAIL UNIT

62 WILSON STREET, GLASGOW, G1 1HD



LOCATION

The subjects are situated on the north side of Wilson Street between its junction with Glassford Street and Hutcheson Street within the ever developing and popular Merchant City area of Glasgow. Originally home to many warehouses and bonded stores the Merchant City has been transformed over the last 20 years and is now a fashionable residential and retail destination.

Nearby retailers include 20:20 Opticians, Alan Edwards Hairdressing, Barnardo's and nearby leisure attractions, Rab Ha's, Citation, Brew Dog (Dog House) and Mamafubu.

One block south is Argyll Street which remains one of the city's busiest retail parades with Marks & Spencer on the corner of Glassford Street off Argyll Street.

Description

The subjects comprise a double fronted ground floor retail premises within a traditional 4 storey property.

The subjects benefit from open plan sales over ground, with a small kitchen/store and single wc to the rear. Additionally, the subjects have internal window shutters.

Accommodation

Floor	sq m	sq ft
Ground	69.39	(747)

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £23,000.

Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.466p this rateable value will result in an estimated rates liability in financial year 2017/18 of £10,718.00

Term

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

Rent

Offers over £29,500 per annum.

Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing & Further Information

All viewing and further information is via the joint letting agents.

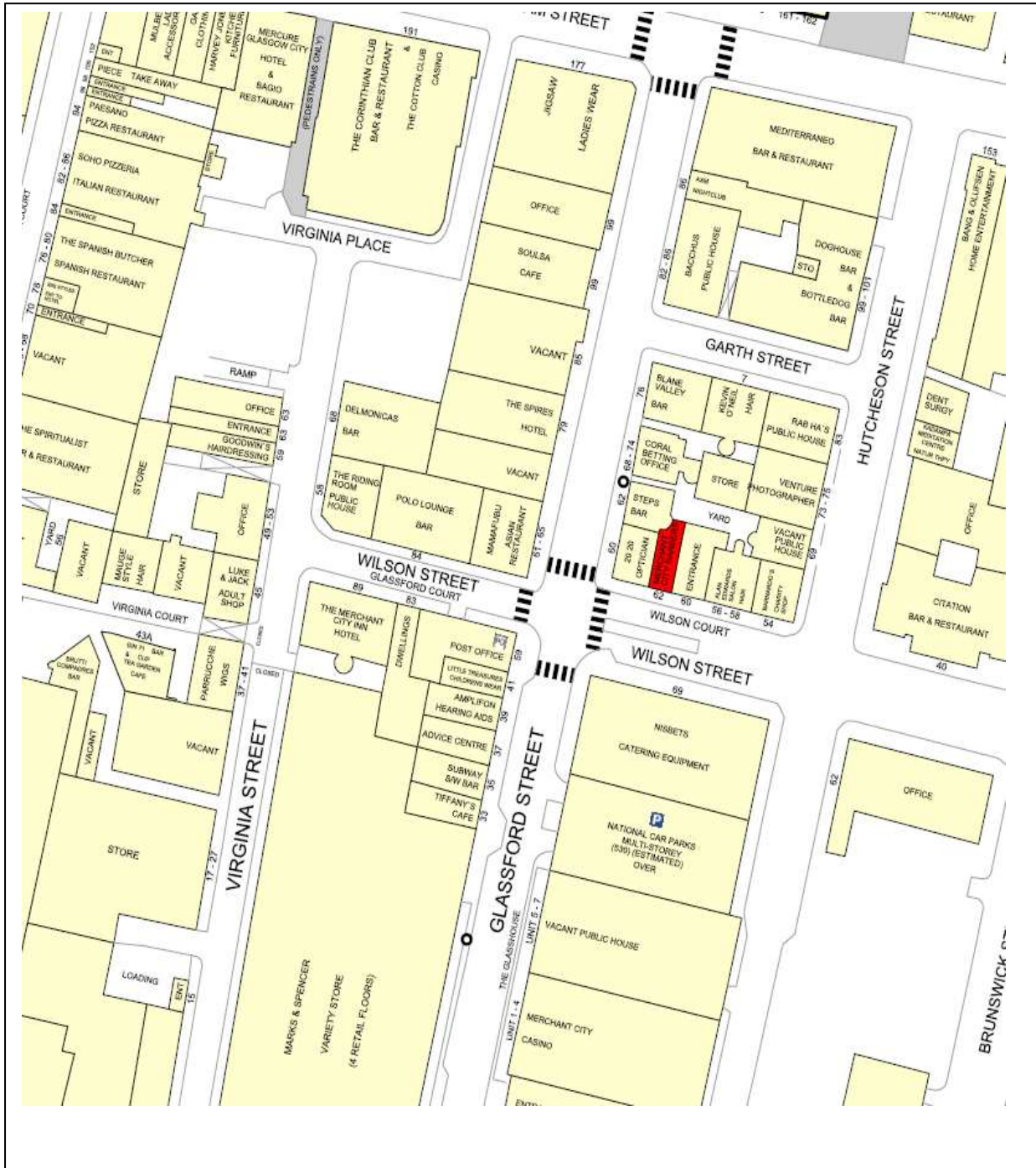
Gordon Nicolson
HSA Retail
Tel: 0141 548 8064
Email: gordon.nicolson@hsaretail.com

Graham Wiseman
Stelmain
Tel: 0141 226 5252
Email: gw@stelmain.com



Subject to Contract
Date: 23 June 2017

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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