

TO LET

Prominent City Centre Retail Premises

NIA:- 209.35 SQM (2,253 SQFT)

Modern Retail Premises

Situated on Busy Thoroughfare Within Glasgow City Centre

Suitable For A Variety Of Uses (Subject To Planning)

Extensive Glazed Frontage

High Levels Of Passing Pedestrian and Vehicular Traffic

Rent: OIEO: £32,000 per annum



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Boundary Lines For Indicative Purposes Only

75 BATH STREET, GLASGOW, G2 2DH

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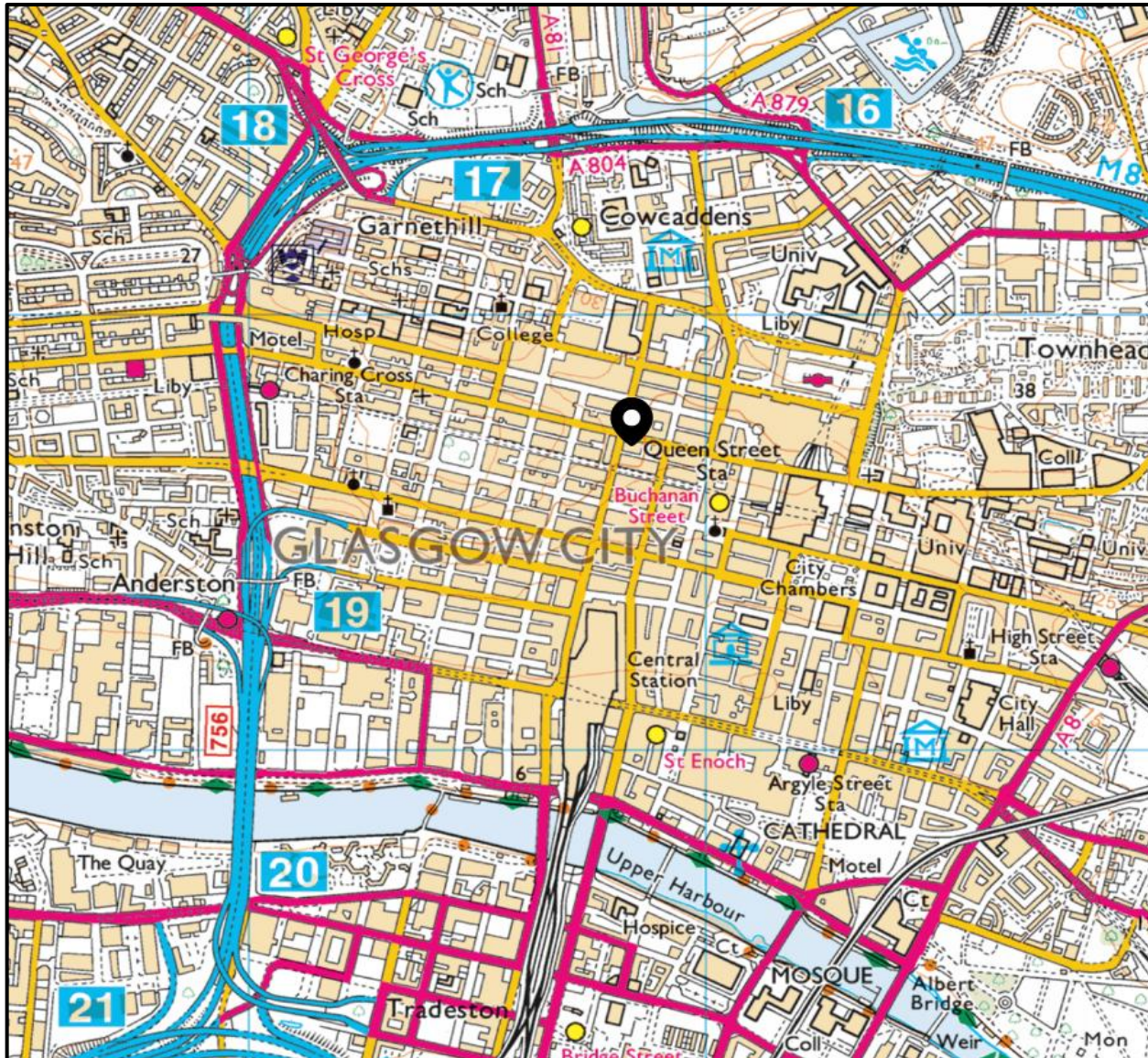
| 0141 331 2807 – 07920 824 408
| 0141 331 2807 – 07551 173 132





Location

75 BATH STREET, GLASGOW, G2 2DH



The subjects are located in Glasgow, Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the West of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations, Glasgow Central & Glasgow Queen Street, providing services throughout the UK. This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all of Scotland's major cities as well as the North of England.

More specifically, the subjects occupy a prominent position on Bath Street, which as one of the main arterial routes within Glasgow City Centre. The surrounding area benefits from a strong host of retailing occupiers including JD Wetherspoons, Buck's Bar and McDonald's.

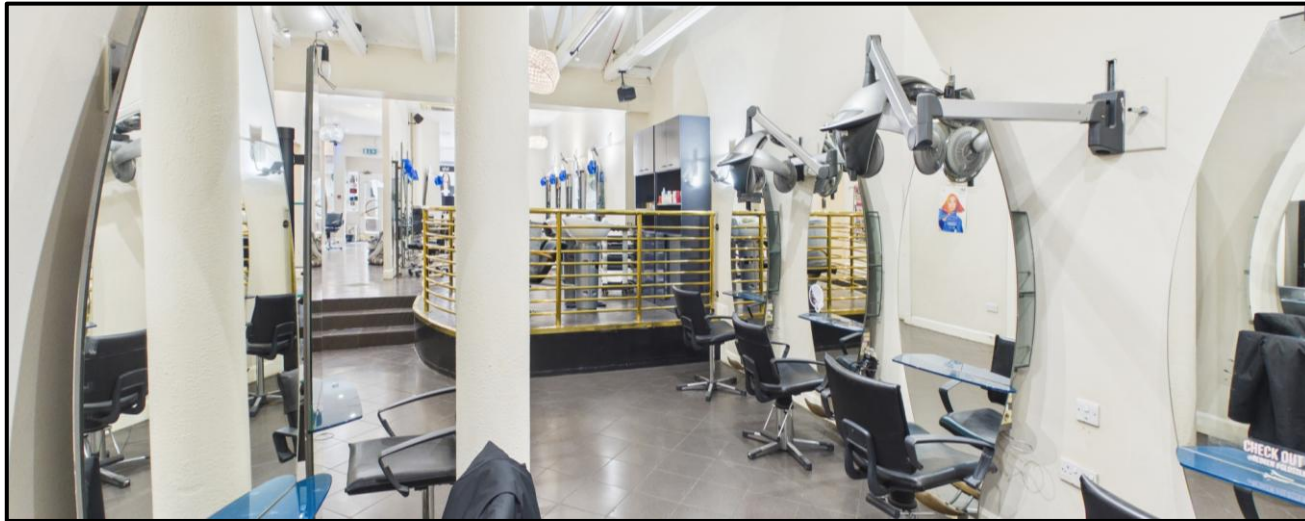


[CLICK HERE FOR LOCATION](#)



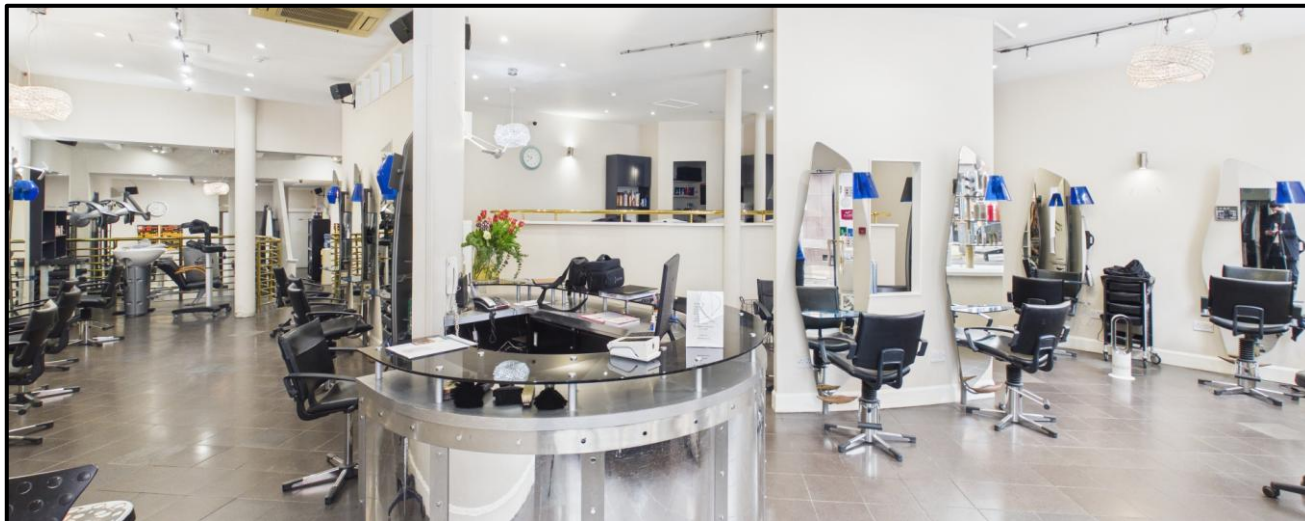
Description

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The subjects comprise of a mid-terraced, ground floor retail unit, forming part of a larger 4 storey sandstone building with offices on the upper floors. The property benefits from dedicated pedestrian access via Bath Street as well as an attractive glazed frontage.

Internally, the subjects benefit from a high-quality fit-out in-line with the previous tenants use as a hairdressers. This includes an open plan sales area to the front with a tiled floor covering and spotlights incorporated throughout. This is further complimented by multiple cellular rooms, W/C facilities and storage space to the rear.



ACCOMMODATION

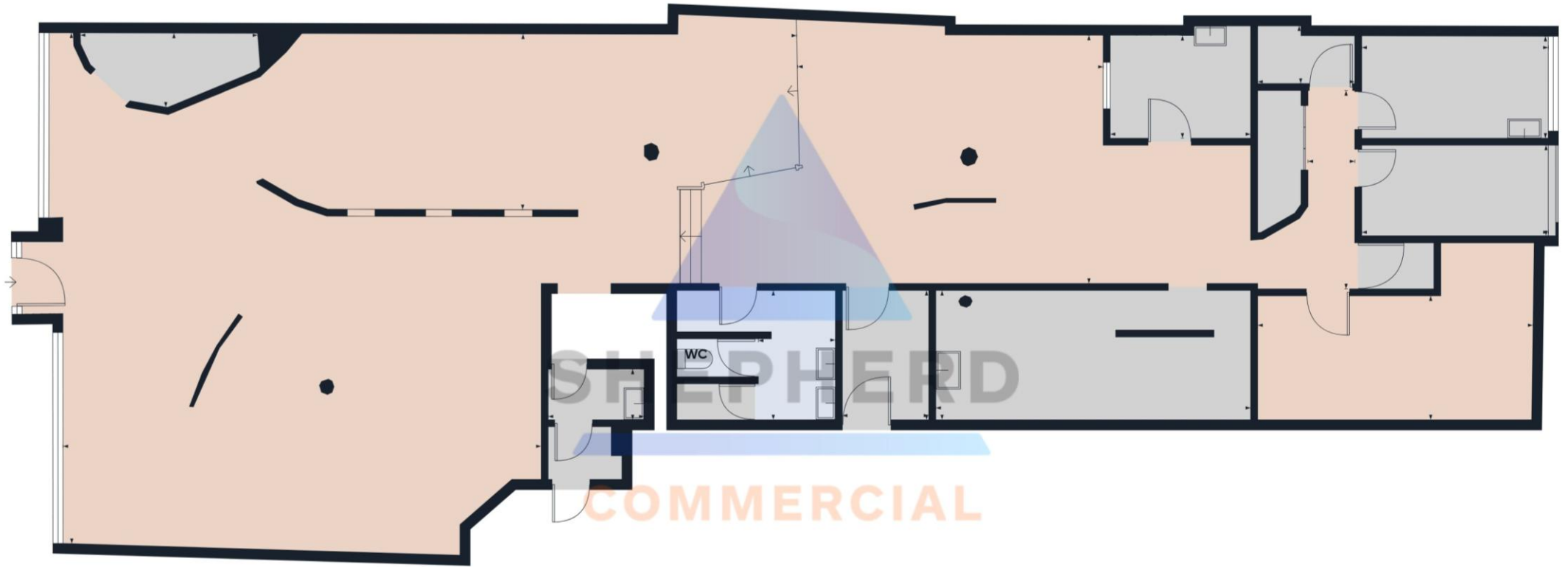
	SQM	SQFT
Ground Floor	209.35	2,253
TOTAL	209.35	2,253

The above floor areas have been calculated on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

75 BATH STREET, GLASGOW, G2 2DH



Floor Plans Are For
Indicative Purposes Only



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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RENT

Our client is seeking offers in excess of £32,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £29,750. The rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.