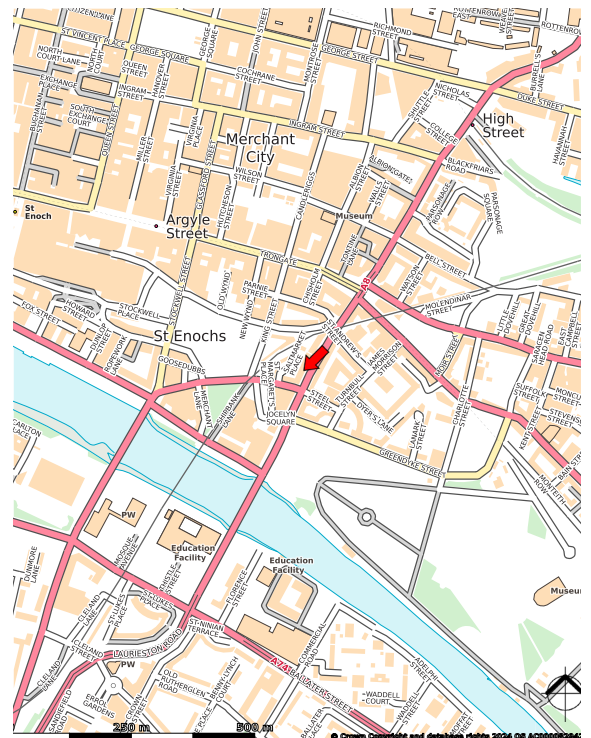




134 Saltmarket, Glasgow, G1 5LB

- Close proximity to the city centre
- Unit extends to approximately 59.24 sq.m. (638 sq.ft.)
- New FRI lease available
- Rental offers in excess of £9,000 per annum exclusive of VAT.



LOCATION

The subjects are located on Saltmarket, a short distance south of Trongate in Glasgow's Merchant City. Argyle Street and High Street stations are both within walking distance and the M8 motorway is easily accessible via High Street to the north.

DESCRIPTION

The subjects comprise a ground floor retail/office unit situated within a four-storey traditional tenement building. Internally, the property is fitted out in line with its former use, as an office, with large display windows and security shutters. There is ancillary storage located at the rear of the property in addition to toilet facilities. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 59.24 sq.m. (638 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £9,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,400.

The poundage rates for 2024/2025 is £0.498 in the pound.



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald LLP
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07917 684 033



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2024