

BAR / RESTAURANT RETAIL PREMISES TO LET

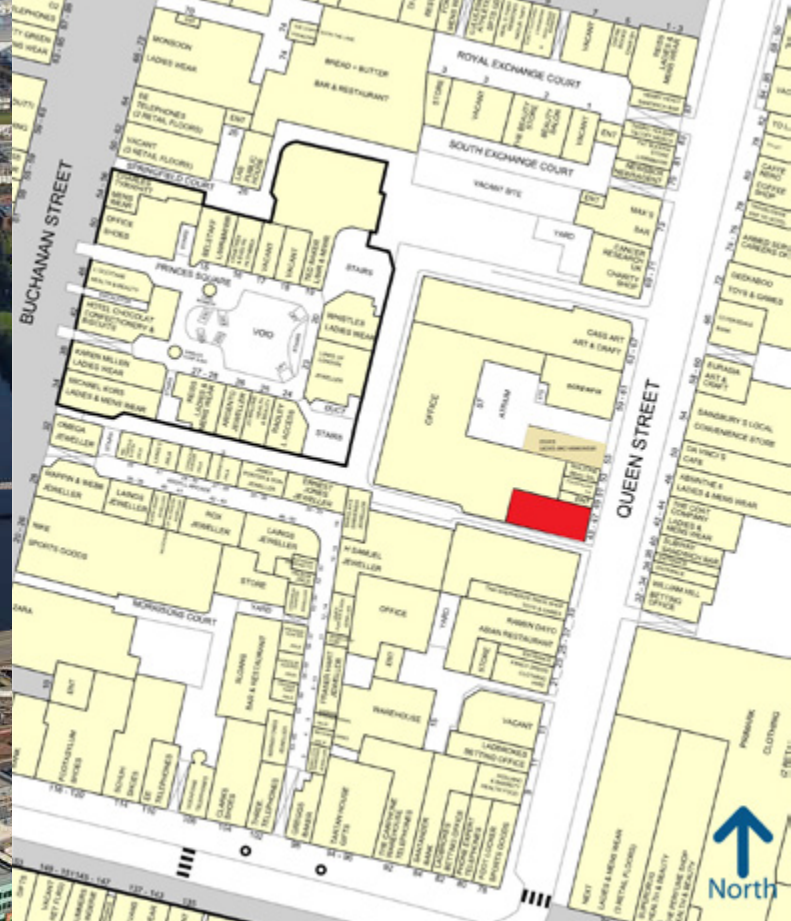
45 QUEEN STREET GLASGOW G1 3EF



THE BOND

GLASGOW

Mezzanine	409 sq ft	38 sq m
Ground Floor	1,873 sq ft	174 sq m
Basement	2,174 sq ft	202 sq m
Total	4,456 sq ft	414 sq m



RATES

The subjects are entered in the 2025/26 Valuation Roll as follows:

Rateable Value:	£68,000
Rates Payable:	£36,380
Rate Pounding: (exclusive of water and sewerage)	0.479p

All prices are quoted exclusive of VAT.

SERVICE CHARGE

The service charge is currently £4,189 per annum.

LEASE TERMS

A new Full Repairing and Insuring lease is available.

RENTAL

Upon application.

EPC

Available upon application.

LEGAL EXPENSES

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

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Ewan Mackay | T: 07917 834 912 | E: ewan@ewanmackay.com



IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. MAY 2026.