

TO LET / MAY SELL

CLASS 3 UNIT IN CITY CENTRE

186 WEST REGENT STREET, GLASGOW, G2 4RU

- BASEMENT PREMISES CLOSE TO BLYTHSWOOD SQUARE
- EXTENDS TO 54.09 SQ M (582 SQ FT)
- QUALIFIES FOR 100% RATES RELIEF

RENT £15,000 PER ANNUM

PRICE £175,000



LOCATION

The subjects are situated on the north side of West Regent Street close to the junction with Blythswood Square. Surrounding properties are a mixture of offices, residential, retail and licensed premises. Commercial occupiers include Gerber Fine Art Gallery, Flamming Korean BBQ and MD Therapy.

DESCRIPTION

The subjects comprise a Hot Food (Class 3) unit accessed from pavement level and incorporating a small front outside area. Internally, the layout comprises a rectangularly shaped front sales area with a rear store, kitchen and WC.

ACCOMMODATION

The accommodation extends to:-

Front Sales	33.13 m ²	357 ft ²
Kitchen	15.07 m ²	162 ft ²
Store/WC	5.89 m ²	62 ft ²
Total	54.09 m²	582 ft²

EPC

Further details are available on request.

RATES

The Rateable Value is £6,200.

The property may qualify for 100% rates relief under the Small Business Bonus Scheme.

TERMS

Offers over £175,000 are invited for the Heritable (Freehold) interest. Rental offers in excess of £15,000 per annum are sought.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Any incoming tenant/purchaser will be responsible for LBTT, Registration dues and VAT where applicable.

FURTHER INFORMATION

For additional information please contact:

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