

To Let

**39 Bothwell Street
Glasgow G2 6TS**

City Centre Retail/Leisure Opportunity

6,606 sq ft (614 sq m)

- Prime position on Bothwell Street – the principle thoroughfare in Glasgow's Business District
- Minutes from Central Station, Glasgow's main rail hub
- Nearby amenities include a wide variety of bars, restaurants and cafés



Location

City population of **660,000** and **2 million** catchment.



Bothwell Street is the **primary vehicle route** leading from the M8 into the city centre.

Major surrounding employers include Morgan Stanley, PwC, Aggreko, Virgin Money, and Transport Scotland.



Nearby retail and restaurant occupiers include 63rd + 1st, Bothwell House, Starbucks, and Pret A Manger.

The subject is located opposite Lucent at **50 Bothwell Street**, a 90,000 sq ft Grade-A office development expected for completion in **Q1 2023**.



To Let 39 Bothwell Street



1. Jacobs
2. SThree
3. Aggreko
4. Scotrail
5. KPMG
6. Interpath
7. JLL
8. Chubb
9. Morgan Stanley
10. HSBC
11. PwC
12. Pinsent Masons
13. JP Morgan Chase & Co
14. Virgin Money
15. Transport Scotland
16. BNP Paribas

Nearby occupiers



Location



M8

J19

Buchanan Galleries

Buchanan Street Subway

Queen Street Station

Glasgow Central Station

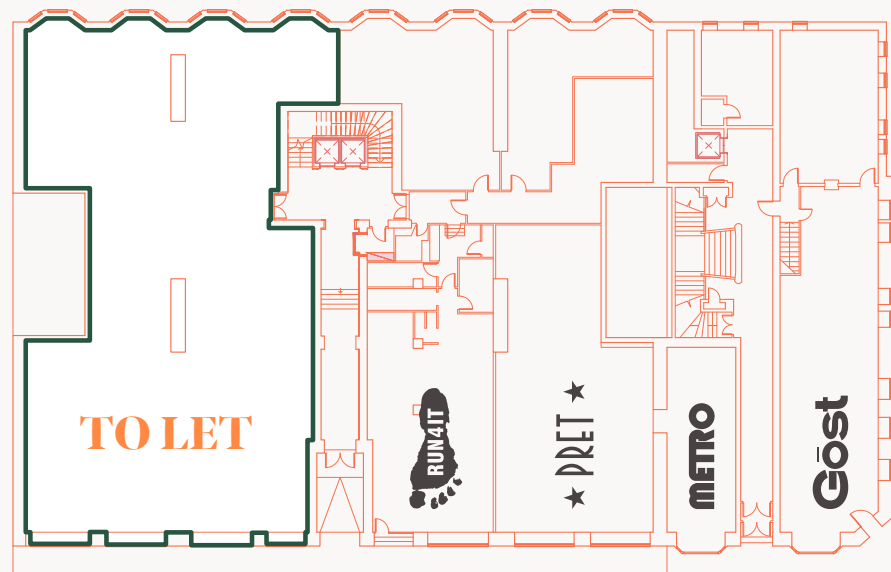
St Enoch Subway

St Enoch Centre

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Floor Plan

6,606 sq ft
(614 sq m)



Accommodation

The premises comprises a fitted retail unit on ground and basement floors. Approximate areas are as follows:

Ground Floor (NIA) 5,971 sq ft (555 sq m)

Basement 635 sq ft (59 sq m)

Rating

Rateable Value £105,000

Uniform Business Rates (2022/23) £0.524

Rates Payable (2022/23) £55,020 pa

Rent

Available on application.

Planning Permission

The unit has planning consent for Class 1 (retail) and may be suitable for a number of other uses including a restaurant, subject to the receipt of planning permission. Further details are available on request.

Tenure

The property is available by way of a new Full Repairing and Insuring lease.

EPC

EPC available on request.

Further Information and Viewing

Further information and viewing requests upon request. Viewing strictly by appointment with Savills and Ryden.

savills

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