



# 156A

## BUCHANAN STREET

# TO LET

- Prime location on Buchanan Street
- Available by way of sub-let or assignation
- Located directly across from Buchanan Street underground station and adjacent to Buchanan Galleries
- Arranged over ground and basement floors
- Suitable for a variety of uses

# 156A | BUCHANAN STREET

## LOCATION

Glasgow is Scotland's largest city and a significant UK metropolitan region. With a city population of 1.85M it has a renowned vibrancy and attractiveness to inward investment, innovation and development. As a place to live, work, study and visit it has an economy and lifestyle to support its desirable retail reputation.

Buchanan Street is long established as one of the strongest shopping locations outside London and is Glasgow's prime retailing street. The city is a leading fashion destination and has an expansive variety of retail offering.

The subject property is located in a 100% prime location on the east side of Buchanan Street towards its northern end. Buchanan Galleries Shopping Centre and in close proximity to Queen Street Station and Glasgow's underground network.

The subjects are situated across from Glasgow's flagship H&M. Other nearby retailers include John Lewis, Urban Outfitters, Fat Face, Vans, Watches of Switzerland, a new flagship JD Sports and Apple.

## DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement floors forming part of a larger three-storey and attic building of blonde sandstone construction. The premises benefits from large display windows and a pedestrian access door. Internally, the subjects comprise a main sales area, staff accommodation, WC and a stock room.

## TERMS

The property is held on an effective Full Repairing and Insuring lease until January 2028 at an annual rental of £160,000 per annum. The premises are available on flexible lease terms by way of either a sub-letting or assignation. Full details are available from the letting agents.

## ACCOMMODATION

We understand the subjects provide the following net internal areas:-

FLOOR	m <sup>2</sup>	ft <sup>2</sup>
Ground	75.16	809
Basement	50.27	541
<b>Total</b>	<b>125.43</b>	<b>1,350</b>

## RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £103,000. The poundage rates for 2024/2025 is £0.559 in the pound.

## LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

# 156A | BUCHANAN STREET



BUCHANAN GALLERIES



QUEEN STREET TRAIN STATION

GEORGE SQUARE

156A

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BUCHANAN STREET

W. GEORGE STREET

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To arrange a viewing please contact:

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## IMPORTANT NOTICE

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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025 | Designed by [Nest Marketing](#)

**GRAHAM + SIBBALD**

Chartered Surveyors and Property Consultants

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