

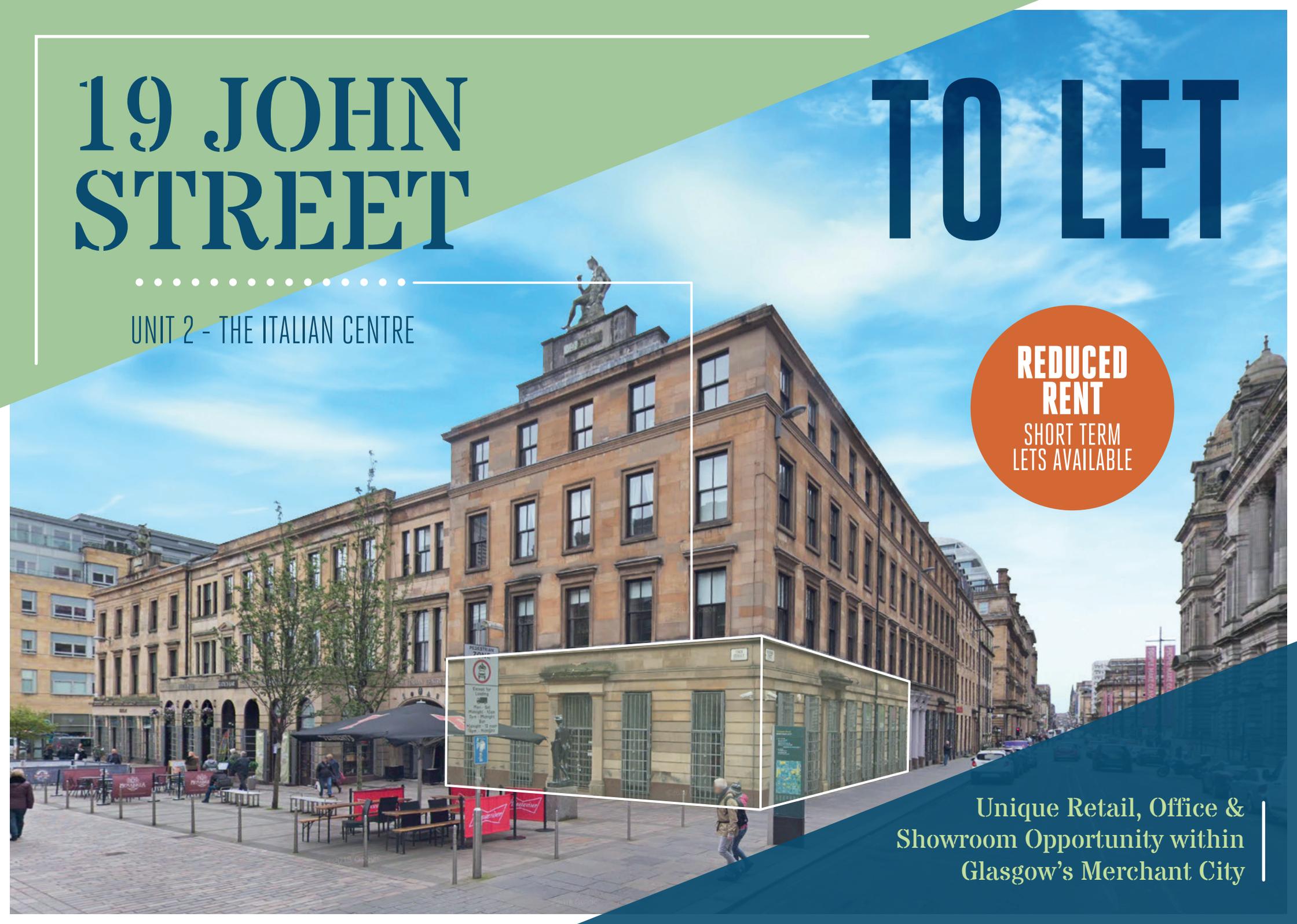
19 JOHN STREET

UNIT 2 - THE ITALIAN CENTRE

TO LET

REDUCED RENT
SHORT TERM LETS AVAILABLE

Unique Retail, Office & Showroom Opportunity within Glasgow's Merchant City



19 JOHN STREET

LOCATION

Glasgow is Scotland's largest city with a population of approximately 600,000 people and a wider catchment area population of approximately 2 million people. The main shopping thoroughfares, Buchanan Street and Argyle Street are within a five minute walk.

The property forms part of Italian Centre in the heart of the city's popular Merchant City, the cultural, fashion, leisure and food destination. The premises occupy a prominent corner position and nearby occupiers include high end fashion retailers like **Cruise**, **Ralph Lauren**, **Replay** and **Jigsaw** as well as high quality bar and restaurant operators like **Mediterraneo**, **Hutchesons City Grill**, **Bose**, **Bang & Olufsen** and **Brown's Bar & Brassiere** amongst others.



RATEABLE VALUE

Rateable Value: £47,000
Rates Payable (for 2017/2018): £22,560.
Interested parties should verify these figures by contacting the Scottish Assessors office.

DESCRIPTION

The property is in a Grade B listed building arranged over ground floor and basement.

ACCOMMODATION

Ground Floor	2,550 sq ft (236.89 sq m)
Basement	1,920 sq ft (178.36 sq m)
TOTAL	4,470 sq ft (415.25 sq m)

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upwards only rent reviews.

RENTAL

Available upon request.

EPC

Available upon request.

PLANNING

The property currently benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries to the Local Planning Department in respect of alternative uses.

VAT

All rents, prices and premiums are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own costs in the transaction. The ingoing tenants will be responsible for any Land & Buildings Transaction Tax, VAT and Registration Dues payable.

SERVICE CHARGE

The service charge for the current budget year is £13,540.34.



VIEWINGS

All viewing and further information via the sole letting agent:



mcparlane & co
0141 552 3452

71-73 Albion Street Glasgow G1 1RB

Stephen McParlane

McParlane & Company
Commercial Property Consultants
71-73 Albion Street
Glasgow G1 1NY

07766 757 473 / 0141 552 3452
stephen@mcparlane.co.uk

McParlane & Co for themselves and for the vendors or lessors of this property, whose agents we are, give notice that (i) The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McParlane & Company Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. PROPERTY MISDESCRIPTIONS ACT 1991 1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity. 2. Date of Publication – May 2019. 3. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.