

# TO LET



## HIGH STREET

MERCHANT CITY GLASGOW

APPROXIMATELY

**4,200 SQ FT (GIA)**

AVAILABLE NOW

SUPERB SPACE FOR **RETAIL,**  
**BAR/RESTAURANT, OFFICE** OR  
**SHOWROOM**





# HIGH STREET

MERCHANT CITY GLASGOW

## LOCATION

Positioned at the intersection of High Street and Ingram Street, the premises command a highly visible and prominent trading location on one of the busiest roads in the city centre. In addition there are a number of strong footfall generators to include:

- Glasgow City Council Offices
- Strathclyde University Campus
- Strathclyde University Innovo & TIC Office Buildings - centres of excellence in the field of renewable energy, technology and Innovation
- A new 181 room Moxy Hotel
- Unite Student Living with several hundred students housed immediately above and adjacent to the property
- Fresh Student Living with several hundred students housed in accommodation immediately adjacent to the property
- A wide range of bars, restaurants, food stores and shops
- High Street Train Station
- There is a forthcoming development on adjacent land which will see several hundred residential apartments being built

## DESCRIPTION

The premises are laid out on ground floor only, forming part of a 9 storey student apartment building with an extensive feature curved frontage directly onto High Street. The property on the whole has a regular rectangular shape with double height in the front curved section. Please note that it may be possible to install a mezzanine level in the front section of the property however interested parties must make their own enquiries with regard to any requirement for Planning Consent.



Internal Width	14m	45ft 10in
Depth	29m	95ft 2in
Floor Area	390 sq m	4,200 sq ft (GIA)

## PLANNING

The premises are suitable for use within Class I (retail) and Class III (restaurant). We believe that the premises may be suitable for a wider variety of uses including office, however interested parties are advised to make their own enquiries direct to the local planning department in this regard.



## RENTAL & LEASE TERM

The premises are offered by way of a new long term Full Repairing and Insuring lease incorporating upward only 5 yearly rent reviews.

Rental offers in excess of £80,000 per annum are being sought. Rental is exclusive of rates and vat. Please note that the premises have yet to be assessed for their Ratesable Value.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:



**Stephen McParlane**

0141 552 3452  
0776 675 7473

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 - September 2018 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.