

SHOP TO LET
(Currently fitted out as a Barbers)

**77 RENFIELD STREET
GLASGOW
G2 1LP**

Location

The property occupies a prominent location on the west side of the street between Bath Street and West Regent Street, with Gin 71/Cup Tearoom, Churchill Optical, R F Newsagent, William Hill, Cash Converters and The Money Shop all nearby.

Description

A mid terraced unit in a larger building with residential on upper floors.

Accommodation

We estimate the unit provides the following approximate dimensions and areas;

Gross Frontage:	3.48 m	11' 5"
Net Frontage:	2.8 m	9' 5"
Shop Depth:	10.26 m	33' 8"
Grd Floor Sales:	21.15 m	260 ft ²

Staff toilet accommodation is located at basement level.

Lease

The unit is offered on the basis of a new FRI lease for a term to be agreed.

Rent

Offers in excess of £15,000 per annum are invited.

EPC

A copy of the EPC will be made available as required.



Rates

With effect from 1st April 2017 the RV will substantially reduce to £11,900.

UBR ('17/'18): £0.466

A qualifying user under the Small Business Bonus Scheme would receive a 100% discount on rates payable.

Legal Costs

Each party shall be responsible for their own legal costs incurred in a transaction, with the incoming tenant being responsible for Land & Buildings Transaction Tax, registration dues and VAT incurred thereon.

Viewing/Further Information

For further information and appointments to view please contact the sole agents;

Whitelaw Baikie Figes

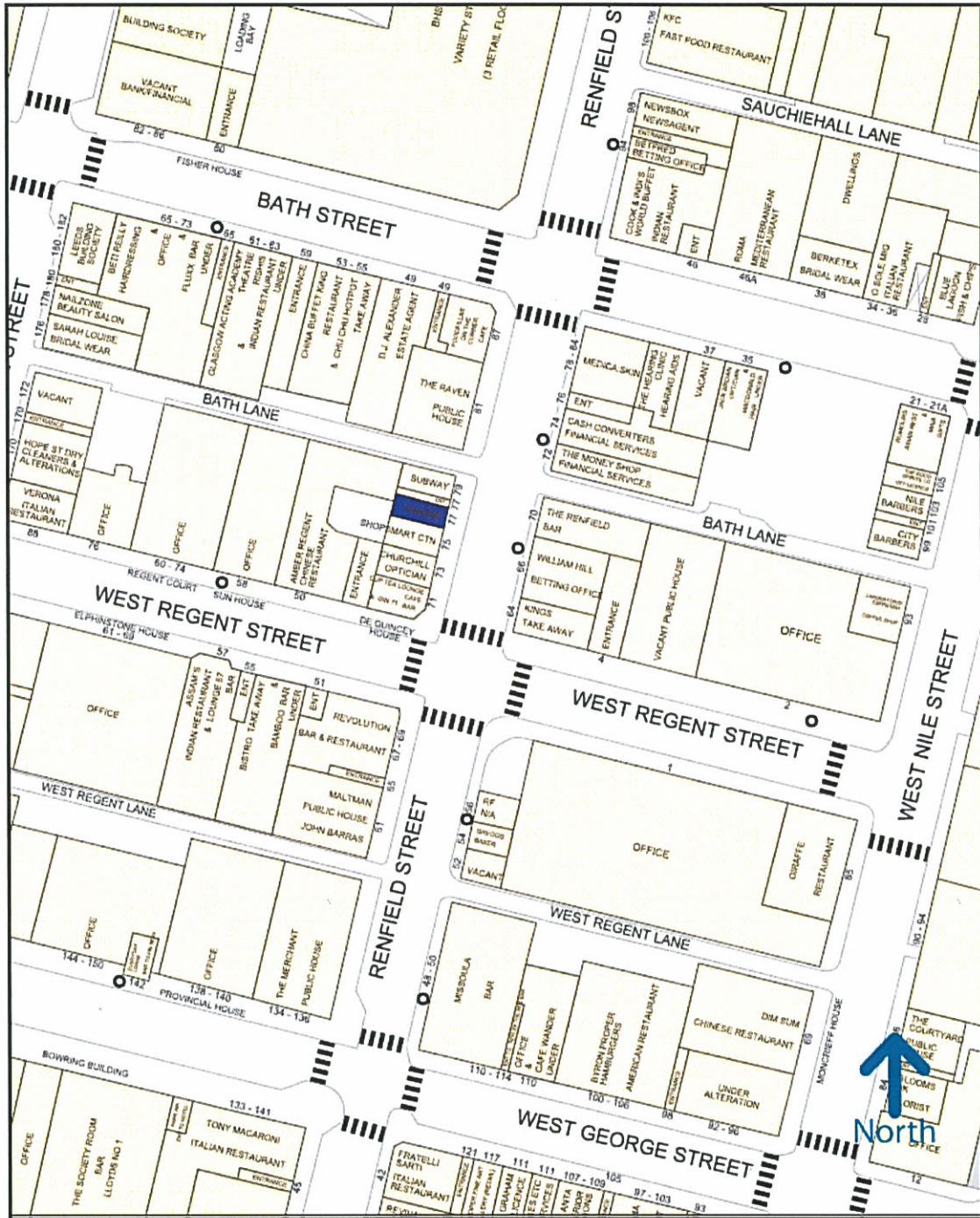
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Location Plan



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