

**PRIME SHOP – TO LET**

**67 UNION STREET  
GLASGOW  
G1 3RD**

**Location**

Union Street is a busy thoroughfare providing a link between Central Station and Argyle Street. The unit occupies a prominent location on the west side of Union Street. Nearby traders include Fopp, CEX, Co-op, Paddy Power and Savers.

**Accommodation**

The property is arranged over the ground floor of the building. Our measured areas and dimensions are as follows:

Gross Frontage:	17' 6"	(5.33 m)
Net Frontage:	14' 0"	(4.26 m)
Net Internal Area	935 ft <sup>2</sup>	(86.86 m <sup>2</sup> )

**Lease**

The premises are offered on the basis of a new full repairing and insuring lease on terms to be agreed. Rental offers in the region of £36,000 per annum are sought.

**Rates**

We understand the subjects are assessed for rating purposes as follows:-

Rateable Value (23/24): £ 34,750

For verification please contact the local Assessors Office.

**Planning**

The property has Class 1 planning consent but would be suitable for alternative uses subject to planning.



**Energy Performance Certificate**

Available on request.

**VAT**

All terms are quoted net of VAT where applicable.

**Legal costs**

Each party is to be responsible for their own costs. The ingoing tenant to be responsible for Land & Buildings Transaction Tax, registration dues and any VAT payable thereon.

**Money Laundering Regulations**

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

**Viewing & Further Information**

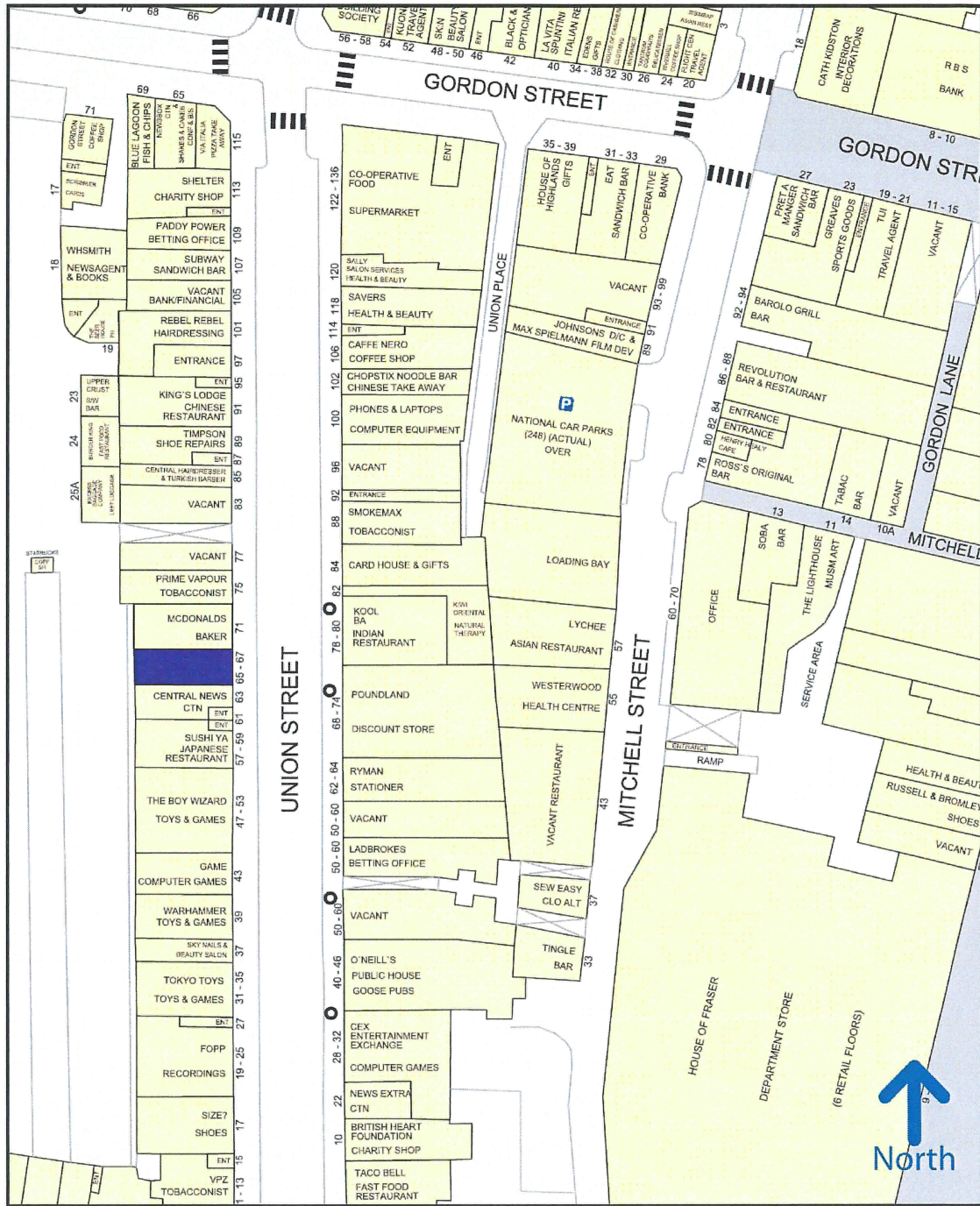
For appointments to view & further information please contact the sole letting agents;

Whitelaw Baikie Figes

Tel No: 0141 221 6161

Contact: Gavin Anderson  
E-mail: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

LOCATION PLAN



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