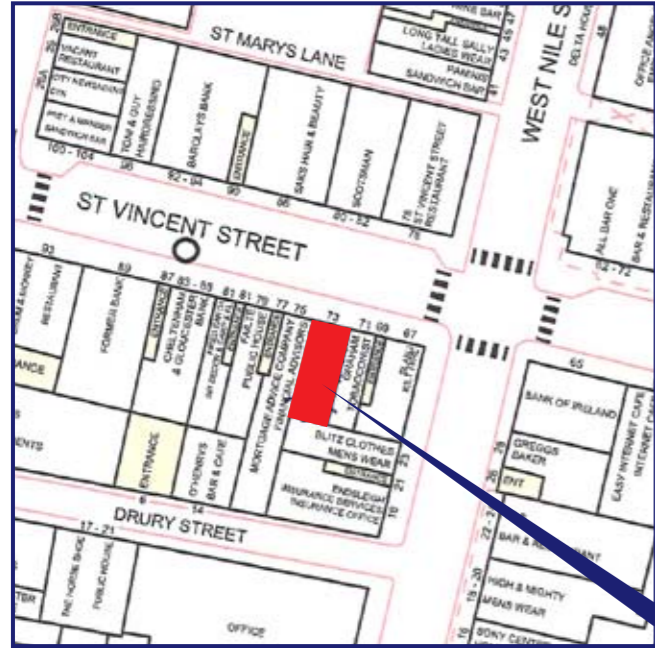




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VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison Lightbody Waddell
Chartered Surveyors
Atlantic House
45 Hope Street
Glasgow, G2 6AE

Tel: 0141 229 6020



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

Date of Publication: June 2009

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LEASE AVAILABLE - PRIME RETAIL UNIT



73 ST VINCENT STREET, GLASGOW

- Ground floor: **92.25 sq m (993 sq ft)**
- Basement: **86.49 sq m (931 sq ft)**
- Superb city centre location
- Comprehensively refurbished internally and externally
- Lease expiry - 24 May 2015
- Passing rental: **£56,000** per annum

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LOCATION

The subjects occupy a very prominent location on the south side of St Vincent Street close to its junction with West Nile Street in the heart of Glasgow City Centre. Adjacent commercial occupiers in the immediate vicinity comprise a variety of national multiple retailers and independent traders including **Barclays Bank, Slanj, BSM, 78 St Vincent Street, Drum & Monkey, Pret a Manger, Saks, All Bar One** and the soon to open **Paparinos**.

The plan overleaf shows the approximate location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

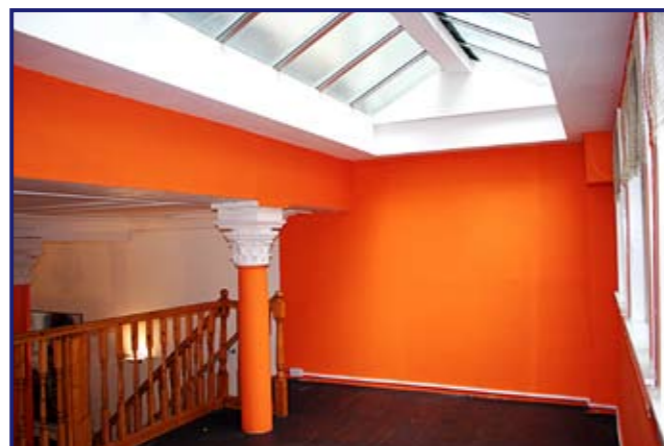
The subjects comprise a large self contained retail unit occupying part of the ground and basement floors of a three storey and attic city centre building which has been comprehensively refurbished internally and externally.

The subjects have the benefit of a large aluminium framed, glazed display frontage with security roller shutters over the door access. In addition, the subjects have the benefit of a large timber fascia with overhead strip illumination.

Internally, the subjects have been arranged to provide an open sales area at ground floor level. An attractive mezzanine area has been fitted towards the rear of the unit. A large basement area provides an ancillary office/ storage accommodation and separate male/ female toilets.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Ground floor:	92.25 sq m	(993 sq ft)
Basement:	86.49 sq m	(931 sq ft)
Mezzanine:	17.84 sq m	(192 sq ft)



RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £52,300

LEASE DETAILS

Our client would prefer to assign their leasehold interest in the subjects. They are, however, prepared to consider a sub-lease to a potential sub-tenant demonstrably capable of fulfilling all leasehold obligations.

The current passing rental is **£56,000** per annum. The lease is held on full repairing and insuring terms, expiring 24 May 2015. The next rent review is at 28 May 2010.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

