

On the Instructions of Starbucks

GLASGOW

13 Renfield Street

SUBSTANTIAL
FINANCIAL
INCENTIVES
AVAILABLE



LOCATION

The subject property occupies a prominent corner location on Renfield Street, in close proximity to Glasgow Central Station. The premises are found on the ground floor of a 7-storey Grade B listed building, and is close to other national multiple retailers including **Somerfield**, **Yorkshire Building Society** and **Ladbrokes Betting Office**.

DESCRIPTION

The property is arranged over ground floor only with the following approximate dimensions and areas:

Gross Frontage	5.58 m	18 ft 4 in
Return Frontage	2.92 m	9 ft 7 in
Ground Floor Area	93.27 sq m	1,004 sq ft

TENURE

The property is held on a full repairing and insuring lease due to expire 29th November 2016, with one further review in 2011.

RENT

The current passing rent is **£43,000** per annum exclusive.

TERMS

Substantial financial incentives are available.

Alternatively an underlease for the duration of the term would be considered, at a rent to be agreed.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £34,250 and the Rates Payable are £16,611. The UBR for 2009/10 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

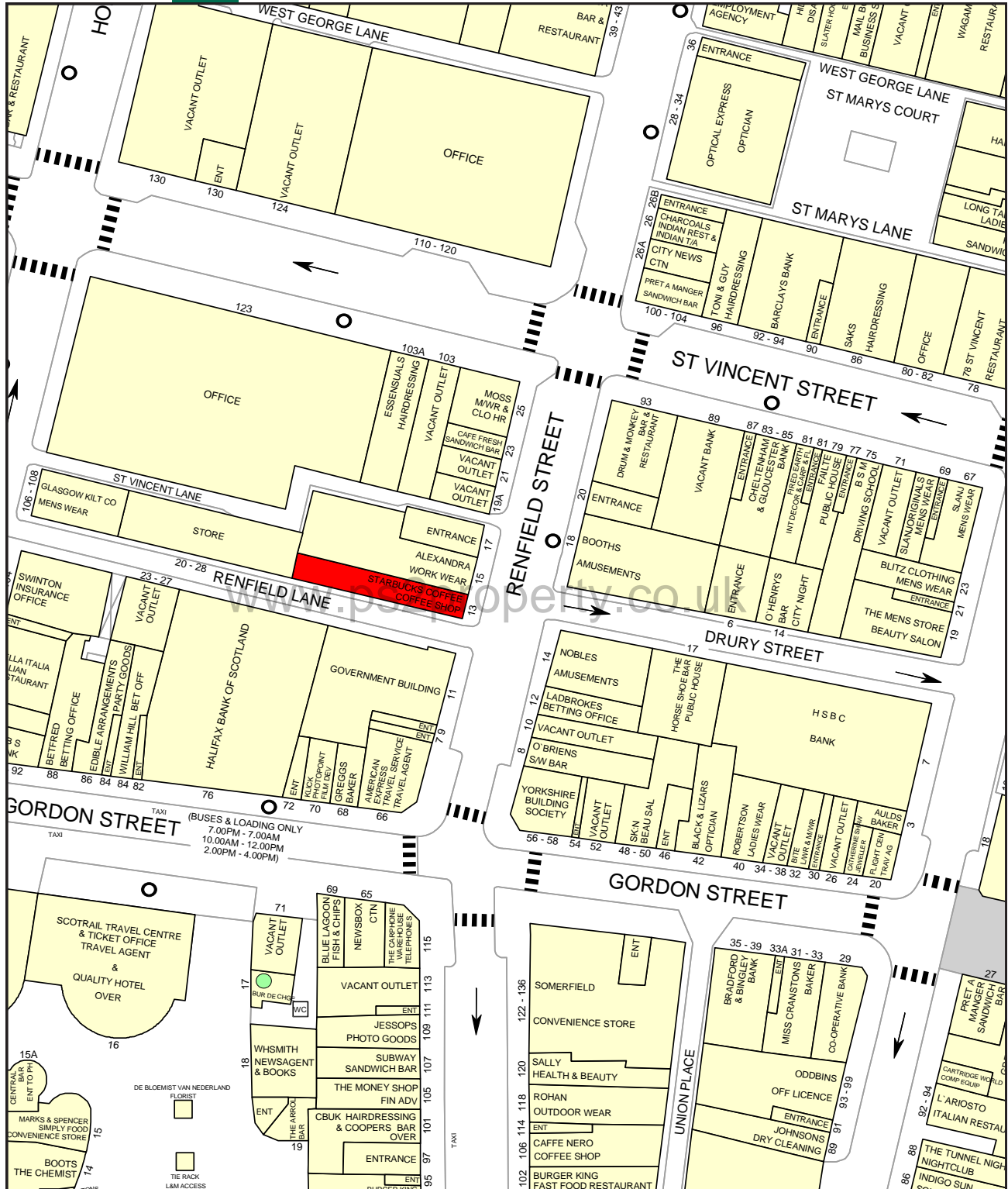
Graham Barr

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Not to scale.

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