

On The Instructions Of Associated British Foods

# GLASGOW

226/239 Sauchiehall Street

LARGE  
STORE  
AVAILABLE



## LOCATION

The premises occupy a busy location on the pedestrianised Sauchiehall Street immediately adjacent to **Dunnes Stores** and **Deichmann Shoes** with other nearby occupiers including **Primark**, **Boots The Chemist**, **Marks & Spencer**, **WH Smith**, **Sainsburys Local** and **TK Maxx**.

## DESCRIPTION

The store is arranged over basement, ground and three upper floors with the following approximate gross internal areas:

Ground Floor Area	1,799 sq m	19,375 sq ft
Basement Area	14.86 sq m	160 sq ft
Lower Ground Floor Area	536 sq m	5,780 sq ft
First Floor Area	2,191 sq m	23,588 sq ft
Second Floor Area	1,807 sq m	19,461 sq ft
Mezzanine Area	609 sq m	6,563 sq ft
Plant Area	455 sq m	4,900 sq ft
Total GIA	7,416 sq m	79,827 sq ft

## TENURE

The property is held by way of a lease to expire in February 2022 at a current passing rent of **£900,000** pax. The review from February 2007 remains outstanding - further details upon request.

## TERMS

Substantial incentives available or alternatively can underlease 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 £490,000 and the Rates Payable are £237,650. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## VIEWING

For information, contact:

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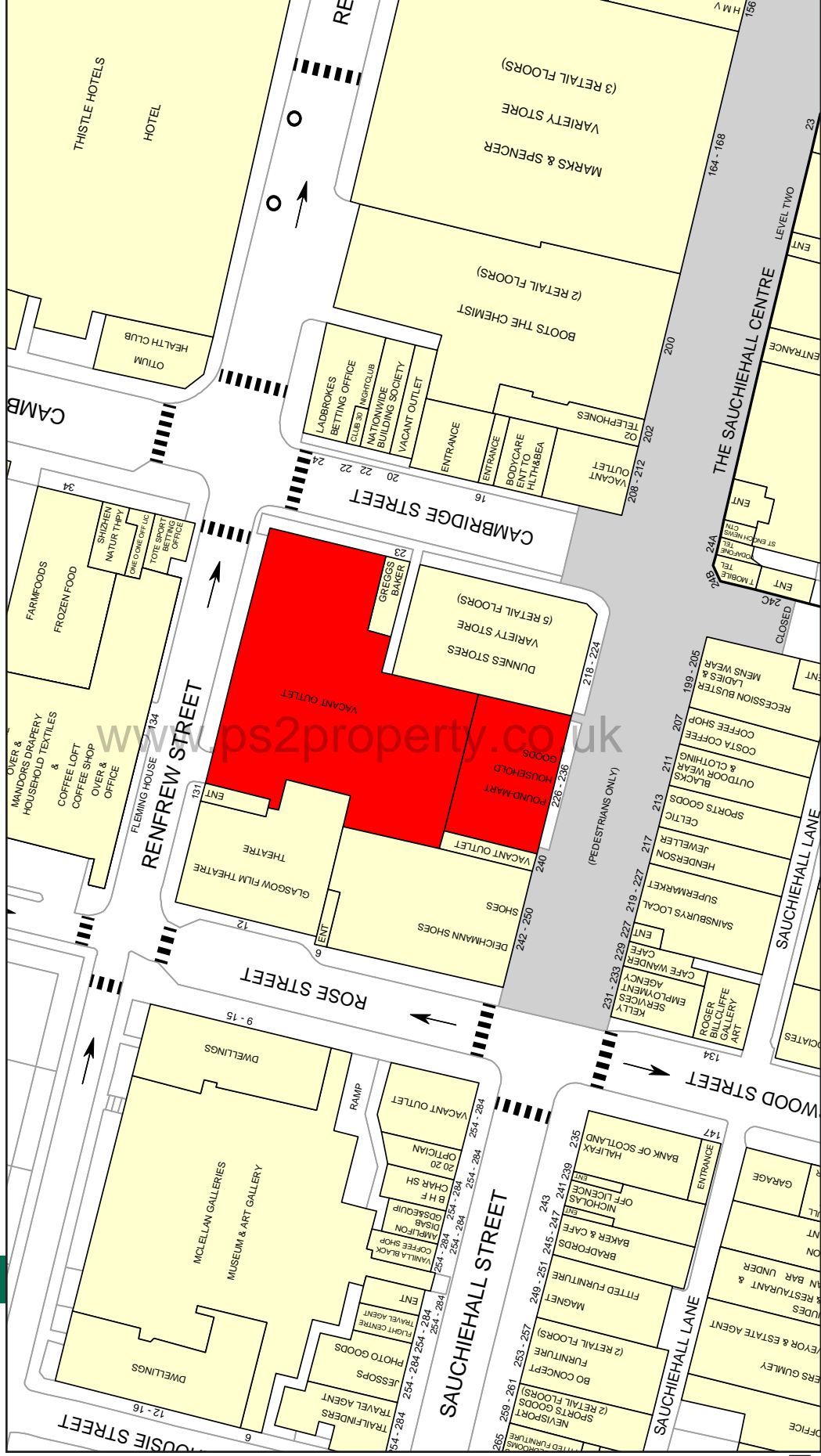
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## 226/239 Sauchiehall Street



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