

**TO LET
PROMINENT RETAIL UNIT
378 SQ FT (35 SQ M)**



**3 BOTHWELL STREET
GLASGOW G2 6NL**

- Small lockup shop
- City Centre location adjacent to Central Station

Cargill

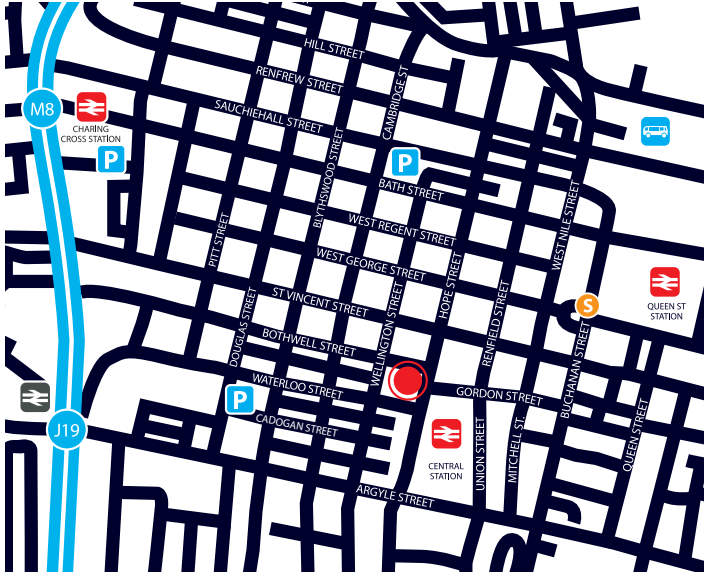
PROPERTY CONSULTANTS
0141 248 2859

3 BOTHWELL STREET Glasgow

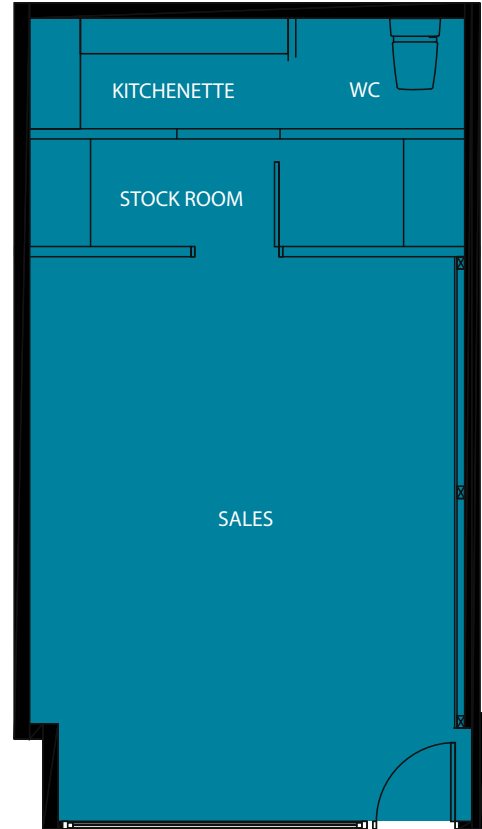
LOCATION

The property is situated in a prime location on the south side of Bothwell Street adjacent to Glasgow Central Station.

The location benefits from a high pedestrian footfall. Adjoining occupiers include Social Bite, Margaret Dabbs, Panko & Barburrito.



FLOOR PLAN



DESCRIPTION

The property comprises a lock up shop unit arranged at ground floor with modern frontage. The unit provides modern front sales with storage and staff facilities.

ACCOMMODATION

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

Gross Frontage	14ft	4.27m
Net Frontage	13ft 4in	4.08m
Internal Width	14ft	4.27m
Depth	26ft 11in	7.96m

Ground Floor Area	378 sq ft	35 sq m
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RENTAL

The unit is available on a new full repairing and insuring lease for a term to be agreed at a rental of £25,000 per annum.

RATEABLE VALUE

The property is presently entered within the Valuation Roll with a Rateable Value of £20,500.

LEGAL COSTS

Each party shall be responsible for their own legal costs involved in the transaction with the incoming tenant responsible for LBTT and registration dues.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING AND FURTHER INFORMATION

For further information contact:



John Grewar
john@cargillproperty.com
T 0141 248 2859
M 07789 151 218

Cargill Property Consultants
208 West George Street
Glasgow G2 2PR