

TO LET

101 - 105 New City Road, Glasgow G4 9QX



RETAIL / OFFICE / HEALTHCARE / RESTAURANT OPPORTUNITY

Location

The property occupies a prominent position on New City Road, a short distance from Glasgow City Centre. It is easily accessible via road and rail, with Cowcaddens Subway Station in the immediate vicinity.

The Stow College Campus lies directly behind the property and is in the process of being converted by the Glasgow School of Art for additional teaching facilities.

In addition there is a planning application pending for a nearby student accommodation, both of which will improve footfall.

Description

The property comprises a former bank within the basement and ground floor of a 5 storey red sandstone development. The property was latterly used as a Childrens Nursery but would lend itself to a number of alternative uses to include retail, office, healthcare and restaurant etc.

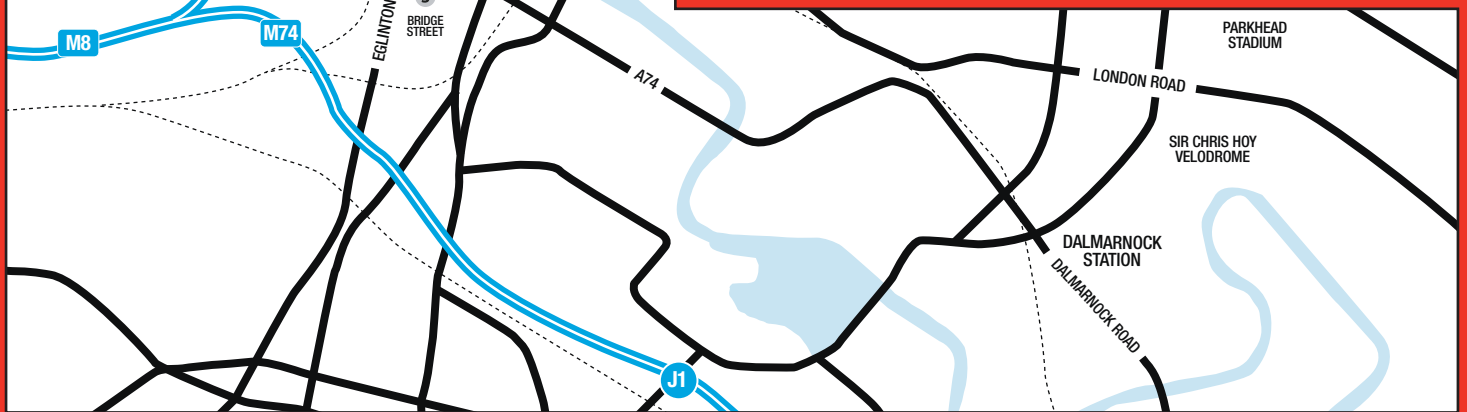
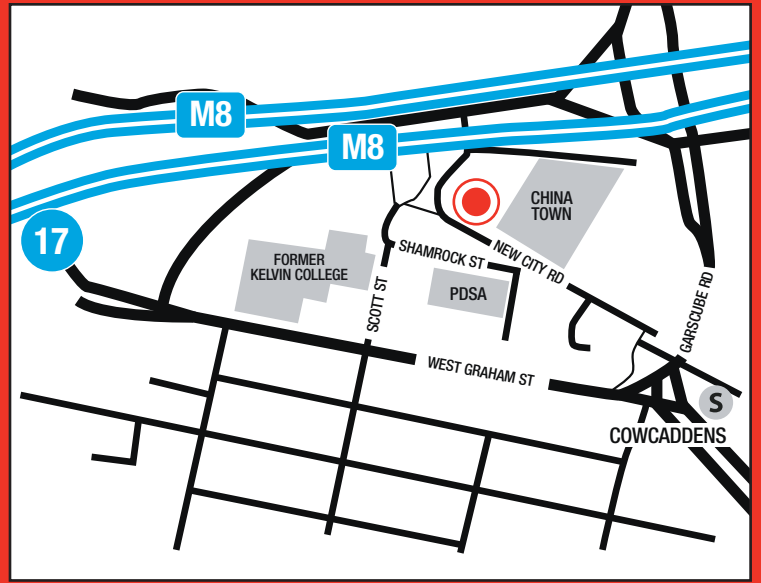
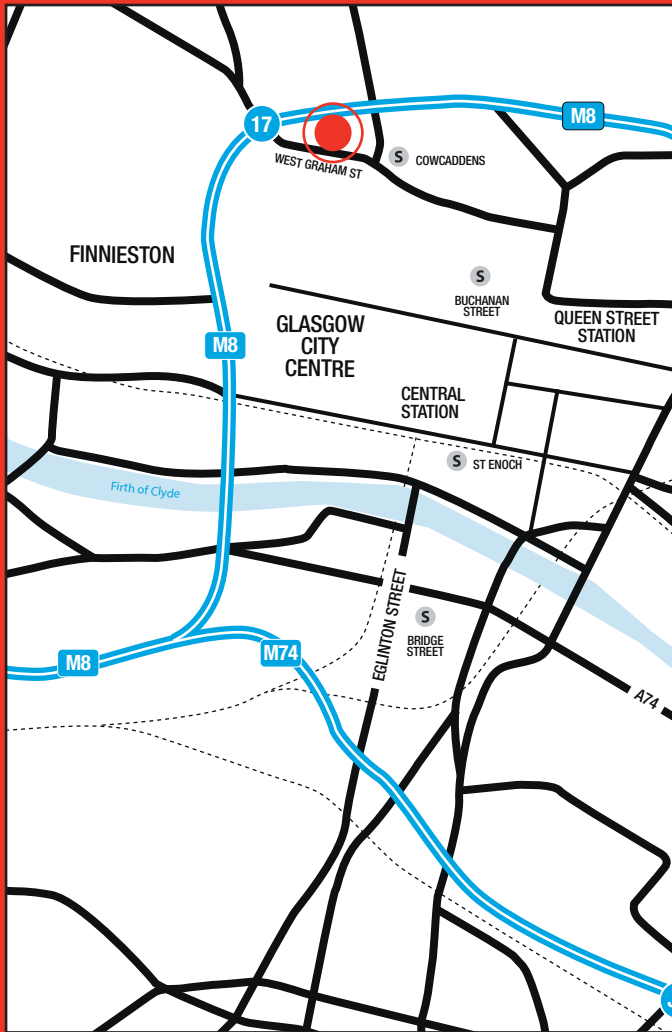
Accommodation

From plans provided we understand the property extends to the following areas and dimensions:

Ground Floor	3,012 sq ft	(280 sq m)
Basement	3,335 sq ft	(310 sq m)

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Rates

The property has been entered in the Valuation Roll as follows:

Rateable Value (2017/18) £36,500

Planning

The property currently benefits from Class 10 planning consent. Our client is making an application for Class 1, 2 & 3 planning consents.

Rent

The property is available to lease at £36,000 pa. Further information can be provided on rent if the demise is to be split.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party shall bear their own legal costs incurred in any transaction.

Viewing & Further Information

Please contact the sole letting agent:



Stephen Gunn
205 St Vincent Street
Glasgow G2 5QD
0141 221 3500
stephen@gunnproperty.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2018.