BOTHWELL STREET
GLASGOW
TO LET
EXTENSIVE FORMER PUBLIC HOUSE PREMISES

- Suitable for a variety of uses, subject to planning
- Ground floor of the iconic 95 Bothwell Street building
- Capable of subdivision
- Rent on application
LOCATION

Glasgow is Scotland’s largest city with an estimated population of 660,000 people and an estimated catchment population in excess of 2,000,000.

The subjects enjoy a highly prominent corner position on the south side of Bothwell Street, at the junction with Blythswood Street. Bothwell Street at this juncture is the main road route in to the city centre from the eastbound M8 motorway and as a consequence there is a significant immediate catchment of office workers.

Glasgow Central mainline rail station is within short walking distance to the east, accessed via Bothwell Street whilst access to the westbound M8 motorway is one block to the south on Waterloo Street.

DESCRIPTION

The subjects provide a former public house which has been stripped back to developers shell specification, and comprise a relatively open plan layout.

At handover, the subjects will have capped supplies of all services.

The current layout of the subjects lend well to a subdivision to create three separate units, each with prominent access from Bothwell Street. There is additional scope to extend into space at the rear of the building, beyond the existing office atrium.
ACCOMMODATION

The subjects are arranged over ground floor only and extend to a gross internal area of 797 sq m (8,579 sq ft).

PLANNING

The premises currently benefit from a Sui Generis planning consent permitting use as a public house.

Parties interested in any alternative uses should make their own enquiries to Glasgow City Council Planning Department.

RATING

The current Rateable Value of the premises is £117,000.

Any new occupier will have an automatic right to appeal this assessment. In the event of subdivision, the Rateable Values will require to be reassessed.

RENT

Quoting rental available on application.
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SERVICE
CHARGE

Current service charge is £2.43 per sq ft.

TERMS

Proposals are invited for a new long term lease, incorporating 5 yearly rent reviews.

VIEWING & FURTHER
INFORMATION

Strictly by appointment with the sole agents:

Euan McGonigle
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