



## Retail Premises

158 Hope Street, Glasgow G2 2TH

### Location

The property is located on the east side of Hope Street within the block bounded by West George Street to the south and West Regent Street to the north, within the heart of Glasgow city centre.

Surrounding occupiers include the Pot Still Public House, McGregor Fine Art, Nic's NYC Deli, NYC Grill, Nuku Nuku Japanese Restaurant and Opium Asian Fusion.

The premises are a short walk from both Central Station and Queen Street Stations and regular bus services operate on Hope Street. Multi-storey car parking is available closeby as is Pay & Display on-street parking.

### Description

The premises comprise a compact double fronted ground floor shop / kiosk within a 4 storey sandstone tenement. The entrance door is steel framed and glass and is centrally positioned. There are anti-smash security grilles positioned inside the shop front. At the rear of the shop stairs lead to a lower level with storage and toilet facilities.

The floor is timber with a carpet finish. The walls and ceilings are plaster and lighting is from surface mounted fluorescent strip lights.

### Floor Areas

Net Internal Area: 347 sq ft (32 sq m)

For further information please call today 0141 556 1222



### Service Charge

Offers over £12,000 per annum are invited.

The premises are available on a new FRI Lease for a period to be agreed.

### Business Rates

RV: £7,900  
Payable: £3,871

The premises qualify for 100% rates relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Glasgow City Council.

### Energy Performance Certificate

Rating F.

### Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

### Date of Entry

By arrangement.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2021

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