



QUALIFIES FOR
100% RATES RELIEF



Lower Ground Floor Salon

37 Bath Street, Glasgow G2 1HW

Location

The property is located on the south side of Bath Street between its junctions with Renfield Street and West Nile Street within the heart of the City Centre.

The premises lie one block west of Buchanan Street, the city's premier retail location, and sit parallel with Sauchiehall Street. Surrounding occupiers include Cake Box, Detecticity Escape Rooms, MacGregor & MacDuff Kilt Hire, The Good Spirit Co., Maki & Ramen Restaurant, Blue Lagoon, Laz Italian Restaurant and the Scotch Malt Whisky Society.

Glasgow Queen Street and Central Stations lies a short walk from the premises. Regular bus services operate along Bath Street and surround routes. Multi storey parking is closeby at Bath Street, Buchanan Galleries and Renfield Street.

Description

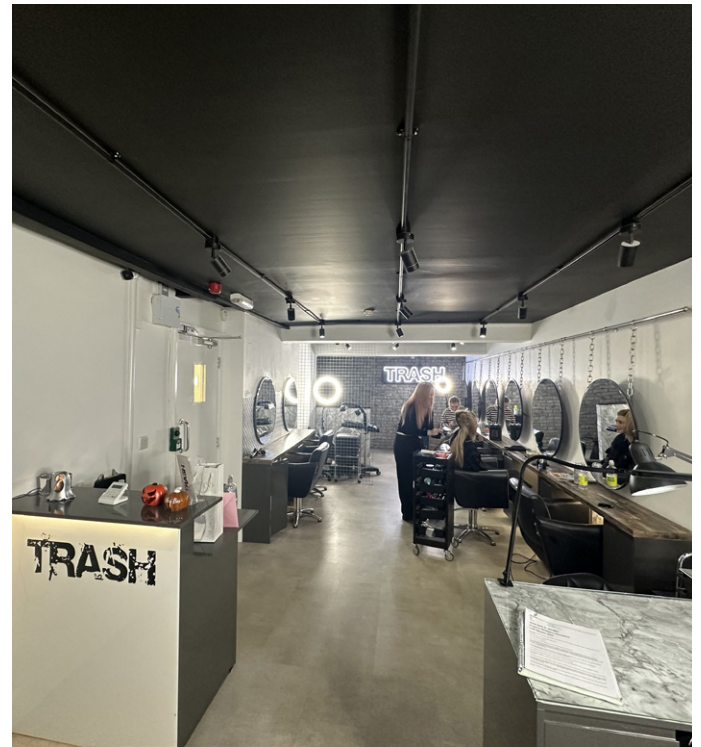
The premises comprise stylish salon/ retail accommodation at lower ground floor level within a mid-terraced three story sandstone building..

The lower ground has self contained access from the street via stone stairs leading to a traditional frontage and separate entrance. The premises are arranged as a salon with a smaller private room and an allocated toilet. The premises benefit from modern finishes including a tile style laminate floor, plaster walls and ceilings and modern LED lighting.

Floor Areas

We calculate a net internal floor area of:

610 sq ft (56.50 sq m)



Rent / Terms

£12,000 pa exclusive of VAT

Business Rates

RV: £9,100
Payable: £4,532

The premises qualify for 100% rates relief under the Small Business Bonus Scheme.

Service Charge

The tenant shall pay an equitable share of the service charge for maintenance of the common parts of the building.

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.

Legal Costs

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

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. February 2025.

For further information please call today 0141 556 1222