



POTENTIAL TO QUALIFY
FOR 100% RATES RELIEF



Self Contained Ground and Lower Ground Floors

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 Escape Rooms, MacGregor MacDuff Highlandwear, The Good Spirit Co., Cook & Indi's World Buffet, Roma Restaurant and the Scottish Malt Whisky Society. A new hotel, operated by NYX Hotels, is proposed for the corner diagonally opposite.

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 retail / office accommodation over inter connected ground and lower ground floors within a mid terraced three storey sandstone building.

Ground floor access is taken from a main door entrance leading to the reception hallway with an open plan office benefitting from a large glazed display window and two smaller rooms to the rear. The lower ground has self contained access from the street via stone stairs leading to a traditional frontage and separate entrance. The premises comprise a former barbers / hair salon.

A timber staircase at the rear connects internally to the lower ground floor. The toilets serving the premises are located in the basement at the foot of the staircase. There are male and female toilets and a tea prep.



Floor Areas

The floors can be let together or separately. The net internal floor areas are:

Ground Floor	930 sq ft (86.40 sq m)
Lower Ground	610 sq ft (56.50 sq m)
Total	1,540 sq ft (142.90 sq m)

Rent / Terms

Ground Floor:	£14,000 pa
Lower Ground:	£10,000 pa

Business Rates

RV:	£23,600
Payable:	£11,564

If split, the rate value will require re-assessment. We expect both floors shall 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

VAT is not charged on the rent. 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. October 2020.