



## A PRIME RETAIL OPPORTUNITY, UNIT 38 AT PRINCES SQUARE



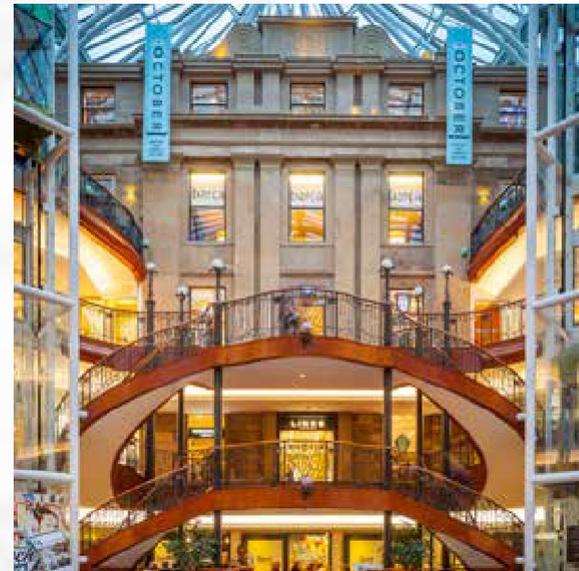
# UNIT 46



Unit 46 on the First Floor of Princes Square is a highly prominent unit, immediately adjacent to French Connection and in close proximity to COS, Space NK, Sheila Fleet and Vivienne Westwood.



Everyman opened their first 3 screen boutique cinema in 2018, vastly enhancing evening activity and generating more footfall.



Princes Square is Glasgow's leading speciality shopping and dining destination, with an unrivalled mix of high street brands, designer labels, boutiques and outstanding bars, restaurants, coffee shops and cafés all under one elegant roof.



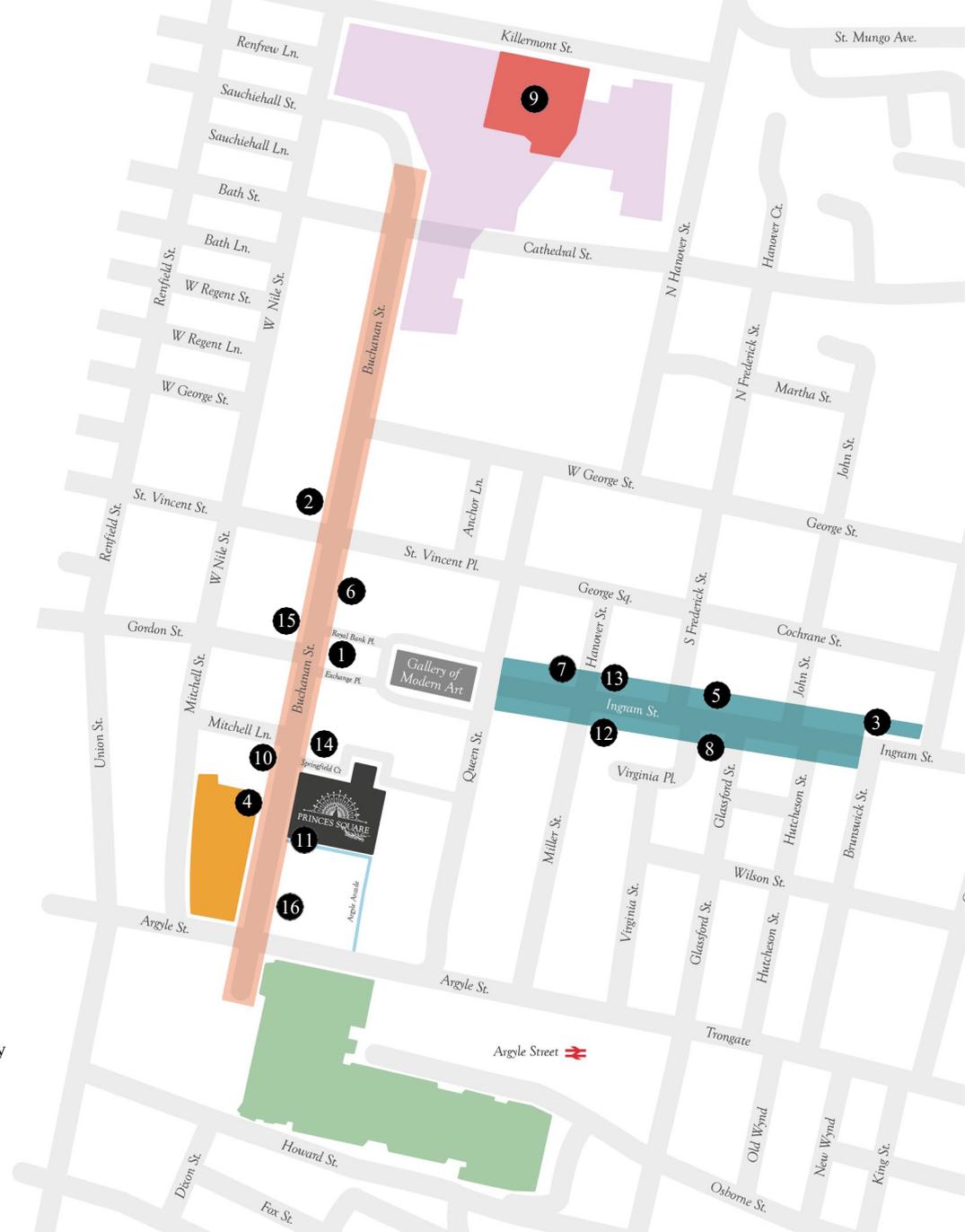
# A prime location

Princes Square forms an upmarket retail and leisure destination within the heart of Glasgow city centre accessed directly from Buchanan Street. Buchanan Street itself forms Glasgow's main retailing thoroughfare and the entrances into Princes Square are from directly opposite the House of Fraser store.



- Princes Square
- Argyle Arcade
- St. Enoch
- John Lewis
- House of Fraser
- Ingram Street
- Buchanan Street
- Buchanan Galleries

- 1 All Saints
- 2 Apple
- 3 Bose
- 4 Boss
- 5 Cruise
- 6 Diesel
- 7 Emporio Armani
- 8 Jigsaw
- 9 John Lewis
- 10 Massimo Dutti
- 11 Michael Kors
- 12 Mulberry
- 13 Ralph Lauren
- 14 Nespresso (2018)
- 15 The White Company
- 16 Zara





40  
tenants

2  
floors of retail

3  
floors of restaurants

Scotland's  
favourite  
building

# Key statistics

# Unit Specifications

## Accommodation

Unit 46 occupies a dominant position on the First Floor of Princes Square. The unit is adjacent to French Connection, with other nearby retailers including COS, Space NK, Vivienne Westwood and Dower & Hall.

109 sq m / 1,173 sq ft

## Rates

Rates payable are estimated at £19,968 pa. Interested parties should make their own enquiries to the local assessors.

## Term

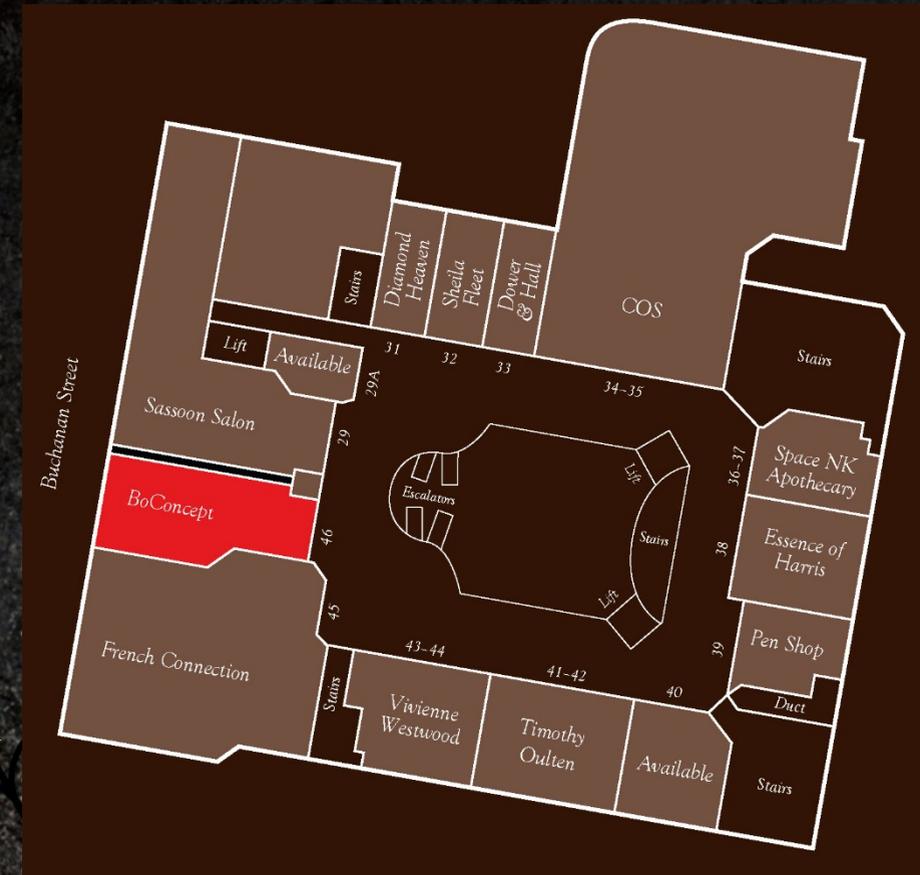
The unit is available on a new effectively FRI lease.

## Property costs

Rent: £45,000 pa.  
Service Charge: £21,274 pa. (approx)  
Rent, Service Charge and Rates are quoted exclusive of VAT.

## Legal costs

Each party will be responsible for their own legal costs incurred in the transaction with the in-going tenant to be responsible for any LBTT VAT and registration dues.



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