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**TO LET**

18 Wilson Street, Glasgow G1 1SS

- ✔ Bright retail unit within Glasgow's popular Merchant City
  - ✔ NIA: 73.95 sq m (796 sq ft)
  - ✔ Flexible terms
- ✔ Immediate occupation available

Commercial Valuation | Agency | Investment Advice  
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#### LOCATION

The property is situated in Wilson Street and opposite Candleriggs Square within the Merchant City area of Glasgow city centre. The area has established itself as a sought after residential area with a broad mix of independent retail and leisure operators creating a vibrant and cosmopolitan community. The property lies on the north side of Wilson Street between Candleriggs and Brunswick Street in a parade occupied by a mix of retailers including hairdressing, coffee shops and beauty.

#### DESCRIPTION

The property comprises a ground floor retail unit occupying a mid-terraced position within a successful retail parade. The property is regular in shape with good ceiling height and benefits from a full height glazed display frontage.

#### ACCOMMODATION

The accommodation comprises a retail area with an office, staff room, and w.c. situated to the rear.

#### FLOOR AREA

We calculate the net internal floor area to be 73.95 sq m (796 sq ft).

#### RENT

Our client is seeking a rent of £18,000 per annum on full repairing and insuring terms for a period to be agreed.

#### RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £15,700 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

#### OFFERS

In the normal Scottish form addressed to this office.

#### ACQUISITION COSTS

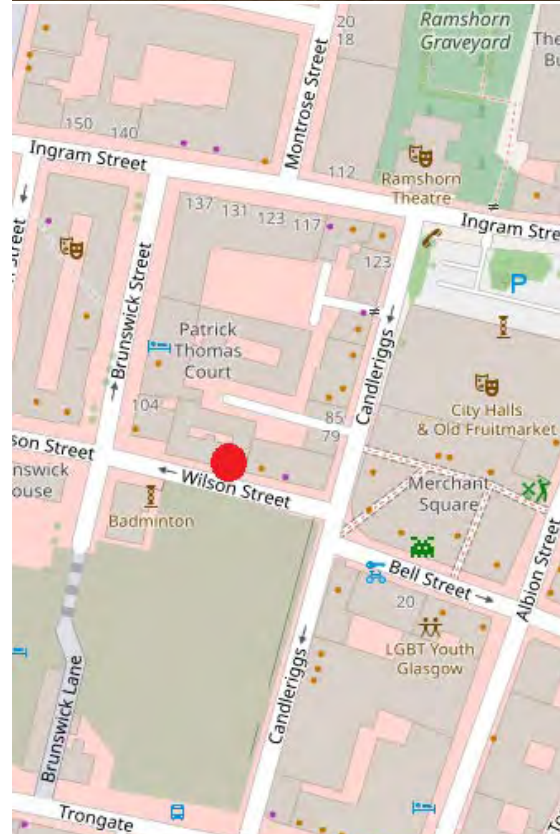
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

#### DATE OF ENTRY

To be mutually agreed.

#### ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



#### VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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Regulated by



**RICS**