The Merchant Building
High Street, G1 1NL

Units from 1,544 sq ft to 2,500 sq ft
Prominent leisure and retail location
Contemporary retail units
located in the heart of Glasgow’s
High Street / Argyle Street Area
The Merchant Building
High Street, G1 1NL

Location
The subject property is located in the heart of Glasgow’s Merchant City to the east of the city centre, which has been the focus of redevelopment in recent years. The area is popular with young professionals and students and is dominated by a mixture of boutique retailers, bars, cafes and eateries, together with offices and a significant number of apartments.

Description
The subject units occupy a prominent position on the corner of High Street, at its junction with Gallowgate and extends over the ground floor of a modern building, the upper floors of which comprise residential apartments. Nearby traders include Tesco, Aldi, Bank of Scotland, Bensons for Beds, Subway, William Hill and a mixture of independent traders.

Floor Areas

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size Sq Ft</th>
<th>Size Sq M</th>
<th>Rent Per Annum</th>
<th>Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,554</td>
<td>144.37</td>
<td>£30,000</td>
<td>To be arranged on occupation</td>
</tr>
<tr>
<td>2</td>
<td>2,500</td>
<td>232.25</td>
<td>£35,000</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1,733</td>
<td>161.00</td>
<td>£20,000</td>
<td></td>
</tr>
</tbody>
</table>

Viewing by appointment only

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