

TO LET

83 Argyle Street
Glasgow G2 8BJ

- ▶ Prime retail unit over 3 floors
- ▶ High footfall location
- ▶ Extends to 7,927 sq ft
- ▶ Available from May 2025



LOCATION

Glasgow is Scotland's largest city and the best retail centre in the UK outside London, with a total shopper catchment of 2.9 million. Located in the fastest developing district of Glasgow city centre, Argyle Street is at the heart of Glasgow's vibrant shopping 'Style Mile' and commands footfall of 50m annually.

The property sits immediately adjacent to **HMV** and **JD Sports**. Other occupiers located nearby include **Next**, **Deichmann**, **TK Maxx**, **Superdrug** and **Foot Locker**.

ACCOMMODATION

The property is arranged over ground, basement and sub-basement levels, extending to the following approximate floor areas:

GROUND FLOOR	3,511 SQ FT	326.2 SQ M
BASEMENT	2,459 SQ FT	228.4 SQ M
SUB-BASEMENT	1,957 SQ FT	181.8 SQ M
TOTAL	7,927 SQ FT	736.4 SQ M

PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as a retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

On application.

SERVICE CHARGE

The service charge for the financial year 2024/25 is approx **£30,049** per annum.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£116,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£64,844**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

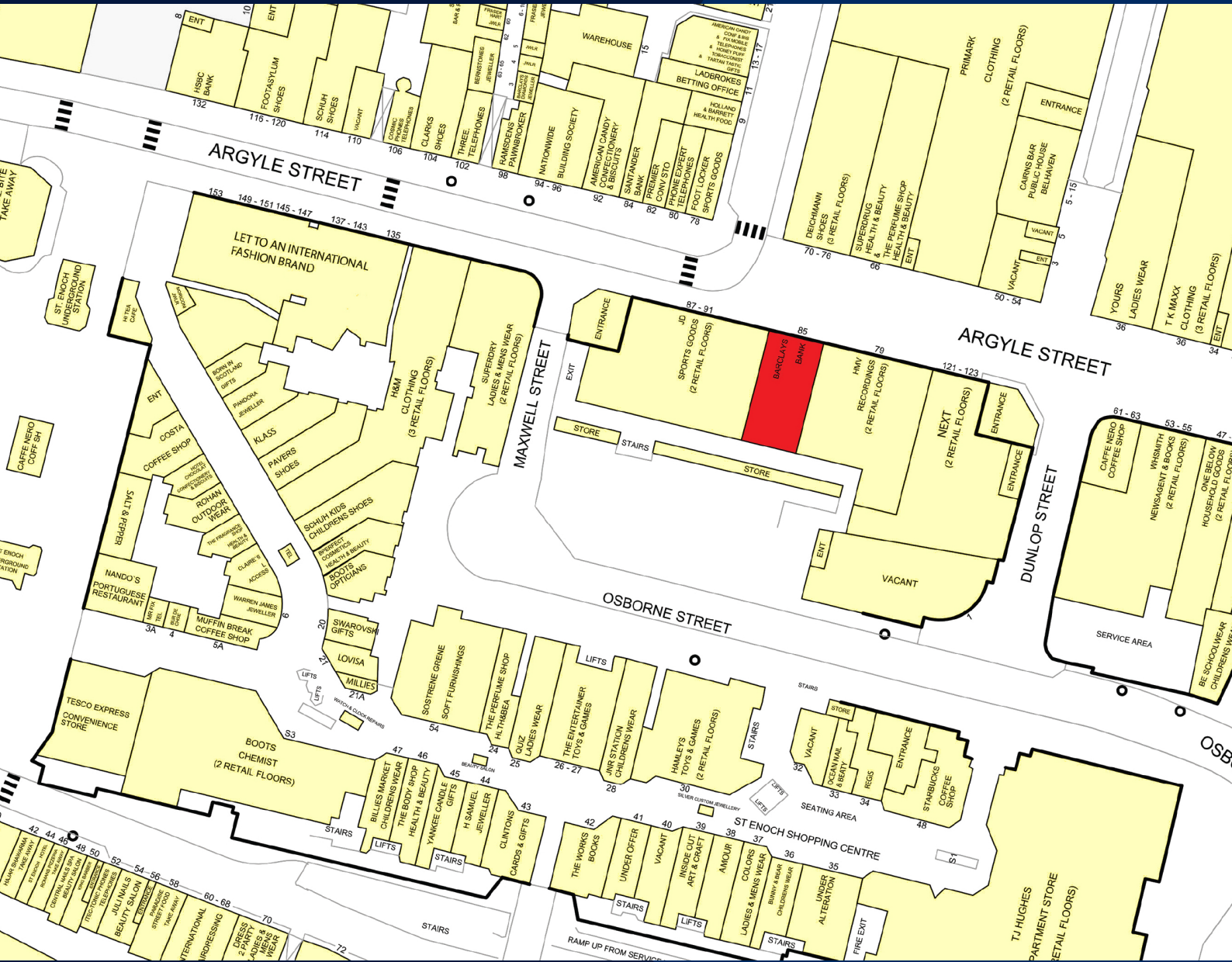
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0141 378 8888 or through our joint agents Savills on 0131 247 3700.

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GET IN TOUCH



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