



## LOCATION

Glasgow is Scotland's largest city with a resident population in excess of 670,000 people. The city continues to dominate the retail market in Scotland and Glasgow's international appeal continues to attract top retailers to the city.

The property is located on prime Argyle Street, one of Glasgow's busiest retail streets. Argyle Street forms part of Glasgow's 'Golden Z'.

Nearby occupiers include **Superdry, H&M, EE, Hamley's, Nationwide, Schuh** and **House of Fraser**. The property is located in close proximity to **St Enoch Shopping Centre** and in close proximity to **Buchanan Street**.

## TERMS

The property is held on an FRI lease expiring 14 August 2028 at a passing rent of £105,000 per annum with the next rent review in August 2023.

The property is available by way of an assignation or sub-lease arrangement.

## LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## ACCOMMODATION

Ground Floor:	61 sq m	657 sq ft
Basement Floor:	41.3 sq m	445 sq ft
<b>TOTAL</b>	<b>102.3 SQ M</b>	<b>1,102 SQ FT</b>

## BUSINESS RATES

Rateable Value	£84,000
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	£0.516
Rates Payable (2018/19)	£43,344pa

## EPC

An Energy Performance Certificate is available upon request.

For more information, please contact:

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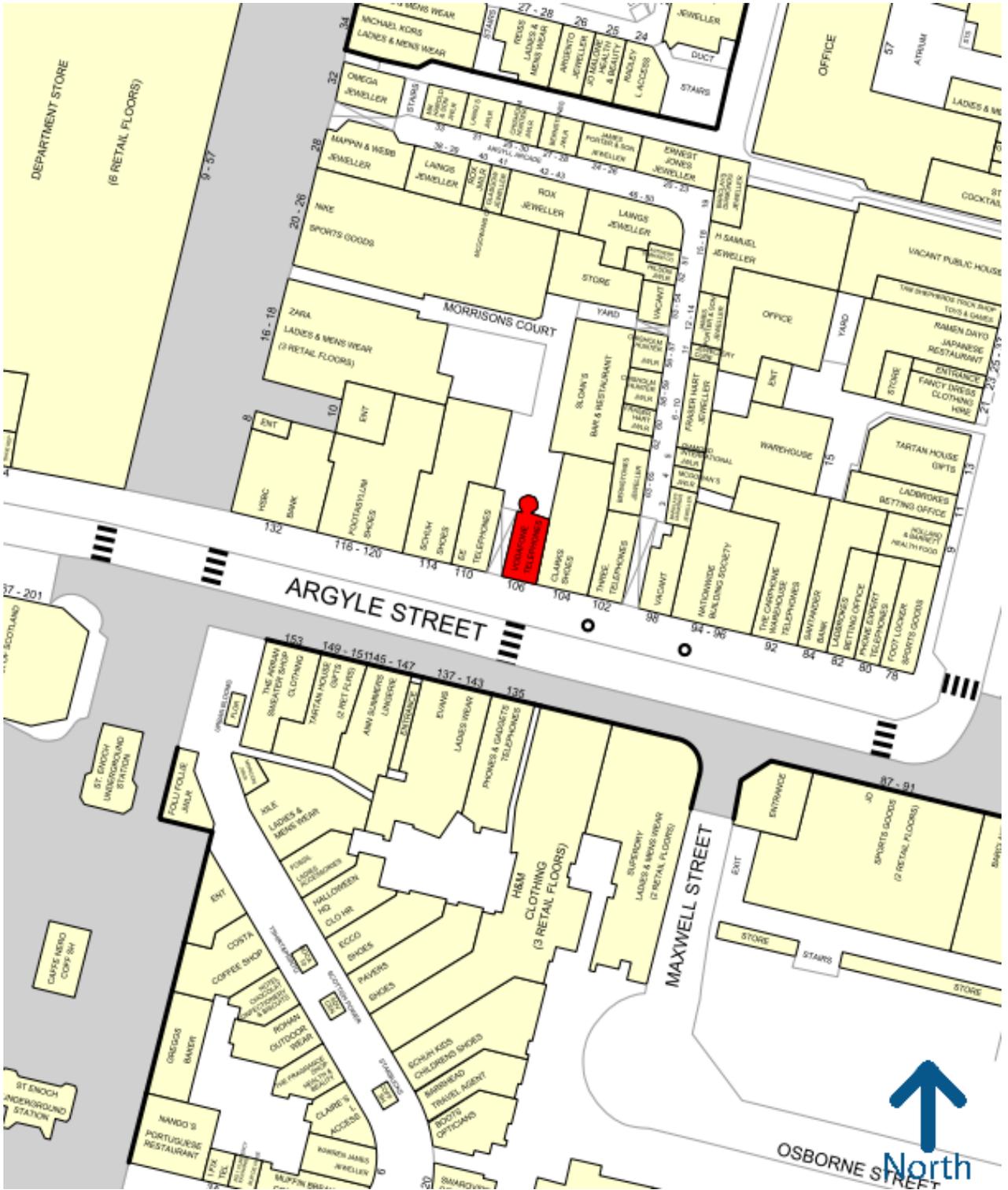


**CUSHMAN & WAKEFIELD**

# RETAIL PREMISES – LEASE FOR SALE

## Glasgow

106 ARGYLE STREET, G2 8BH



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