

18-24
**ARGYLE ST.
GLASGOW**

AVAILABLE FROM
APRIL 2020

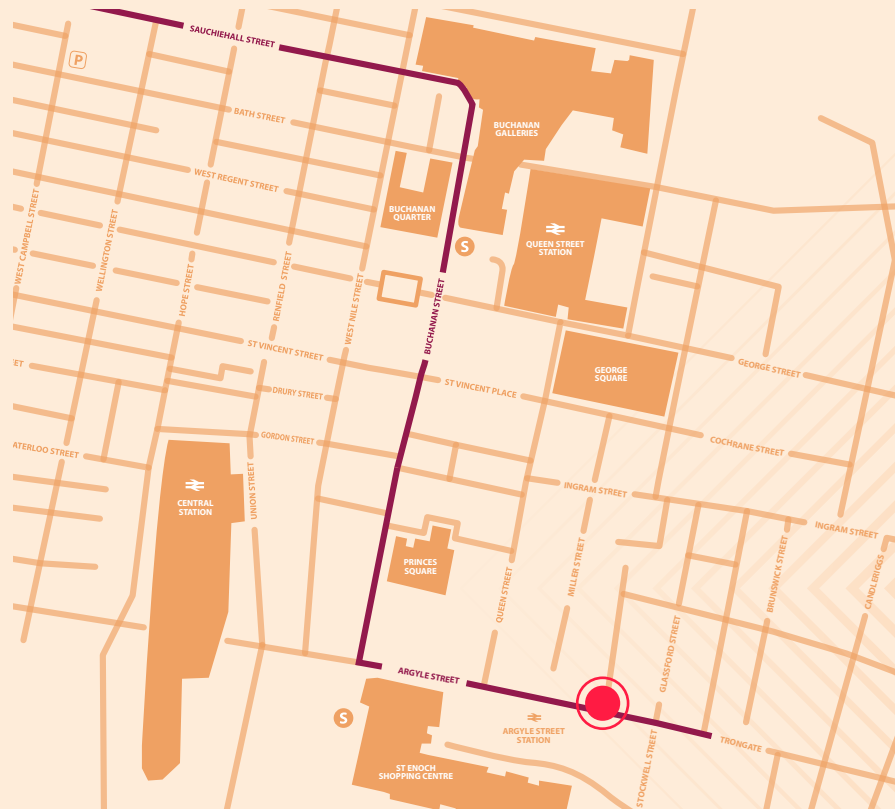
FLAGSHIP RETAIL UNIT
OPPORTUNITY OVER GROUND
AND BASEMENT FLOORS
1,946 – 25,000 sq ft



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GLASGOW'S RETAILING CORE IS BASED AROUND SAUCHIEHALL STREET, BUCHANAN STREET AND ARGYLE STREET WHICH COMBINE TO FORM AN EXTENDED RETAIL PITCH.



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.

Argyle Street is one of the premier shopping thoroughfares in the city centre and the subject property is located in a prime position and in close proximity to Marks & Spencer, JD Sports, Sports Direct, Yours, HMV, Topshop and WH Smith.



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PLANNING

The premises benefits from Class 1 (Retail) Consent. Interested parties should make their own enquiries direct to the Local Planning department concerning alternative uses.

LEASE

The property is available on a new full repairing and insuring lease.

RENT

Further information available upon request.

RATING

Based on the current configuration, the premises are entered into the 2017 Valuation Roll as follows:

Unit 1 £257,500

Unit 2 £87,000

FLOOR PLANS

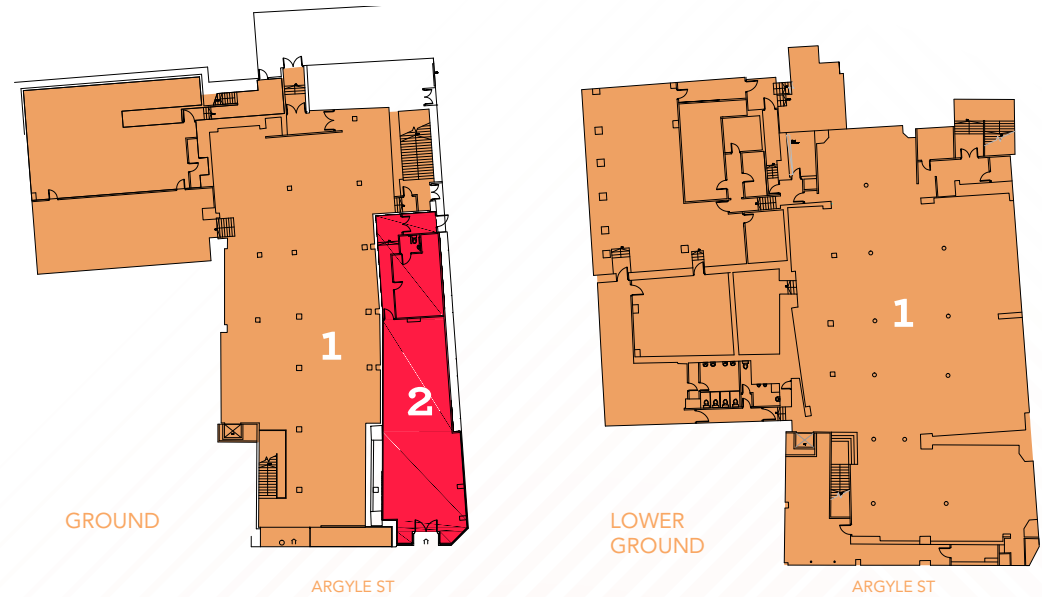
Current configuration

Unit 1

Ground	9,206 sq ft	855 sq m
Lower Ground	13,782 sq ft	1,280 sq m

Unit 2

Ground	1,946 sq ft	181 sq m
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Proposed configuration*

Unit 1

Ground	10,641 sq ft	989 sq m
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Unit 2

Lower Ground	13,782 sq ft	1,280 sq m
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* Please note other configurations can be considered to meet retailers specific requirements



18-24 ARGYLE ST. GLASGOW

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with any transaction on these premises with the tenant being responsible for Land and Buildings Transaction Tax and Registration Dues.

VAT

VAT will be charged on rent and all other outgoings where applicable.

FURTHER INFORMATION

For further information please contact the joint letting agents.

EPC

EPC certificates will be available upon request.



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