# TO LET

## FITTED RETAIL UNIT





#### Location

St. Enoch Centre is located at the junction of Buchanan and Argyle Street, in the heart of Glasgow, which is the UK's strongest retail destination outside of London. The Centre extends to 880,000 sq ft and is home to a range of well known brands including H&M, Boots, Swarovski, Pandora, Schuh Kids, The Entertainer and Hamleys. As well as popular leisure occupiers such as Level X, Boom Battle Bar, and Vue Cinemas.

#### Description

The subjects comprise a fully fitted unit arranged over a single level.

#### **Terms**

The unit is available on a new lease for a negotiable duration.

#### Rent

£70,000 per annum exclusive

#### **EPC**

The unit has an EPC rating of E

#### Costs

Each party is to bear their own legal and other professional costs incurred in the transaction.

### Accommodation

Ground floor	2,056 sq ft	191.01 sq m

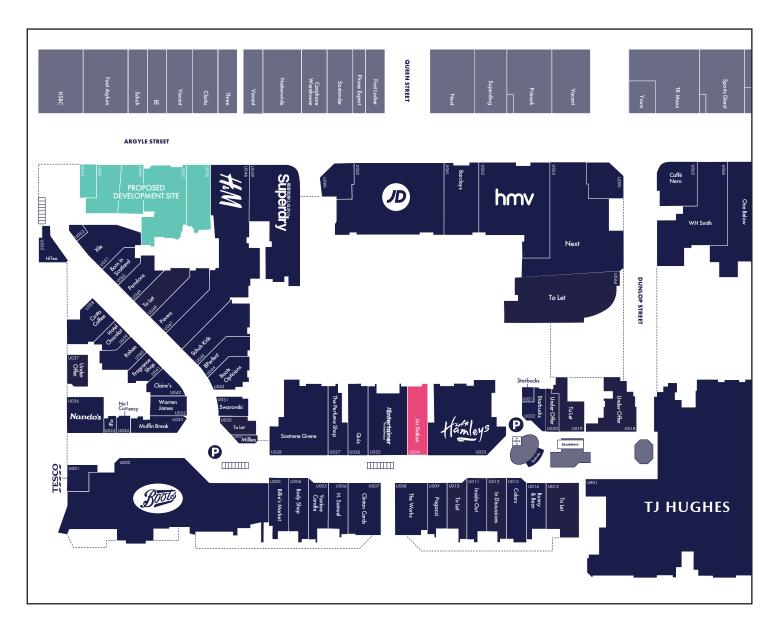
ST-ENOCH

## Business Rates & Service Charge

Rateable Value	£27,500
Rates Payable 2024/25	£13,695 pa
Service Charge	£24,924 pa

## UNIT OF.U24 (GROUND FLOOR) ST. ENOCH CENTRE, GLASGOW

# ST-ENOCH



#### For further information, please contact the joint letting agents:



Stuart Moncur 0131 247 3706 stuart.moncur@savills.com

John Menzies 0141 222 4126 john.menzies@savills.com

Archie Ferris
0141 248 7342
archie.ferris@savills.com



lan Whelan 0131 558 5121 iwhelan@eyco.co.uk

Alastair Rowe 0131 558 5140 arowe@eyco.co.uk

Ruari Hobkirk 0131 558 5123 rhobkirk@eyco.co.uk

#### Savills and EYCO LLP give notice that:

<sup>1.</sup> They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills / EYCO LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

RH/DOC/GLW1451 Date of publication: 1 May 2024