

# TO LET

64 Argyle Street  
Glasgow G2 8AG

- ▶ Prime Argyle Street location
- ▶ Extends to 14,890 sq ft
- ▶ Rent £150,000 pa
- ▶ Benefits from separate entrance to Miller Street



## LOCATION

Glasgow is often regarded as the UK's best retailing destination outside London. Argyle Street is located at the bottom of Buchanan Street, Glasgow's 'style mile', which forms the well-known Golden Z.

The entrance to the subjects are located on the north side of Argyle Street, underneath the largest **Primark** in Glasgow City Centre. They also have an entrance directly on to Miller Street, a popular location for food and beverage occupiers. Nearby occupiers include **Superdrug, M&S, TK Maxx, Paesano Pizza** and **The Spiritualist**.

**St Enoch Centre**, located opposite the subjects, has just undergone a significant refurbishment to provide the first mixed use destination in Glasgow. **The Vue, Boom Battle Bar, Gutterball** and **Nandos** are amongst the line-up of occupiers set to open in 2021.

## ACCOMMODATION

The unit is arranged over basement level, with a floor to ceiling height of between 2.8 and 3.5 meters and extends to the following approximate net internal floor areas:

<b>BASEMENT</b>	<b>14,890 SQ FT</b>	<b>1,383 SQ M</b>
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## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. 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

Offers of **£150,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£135,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£70,740**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

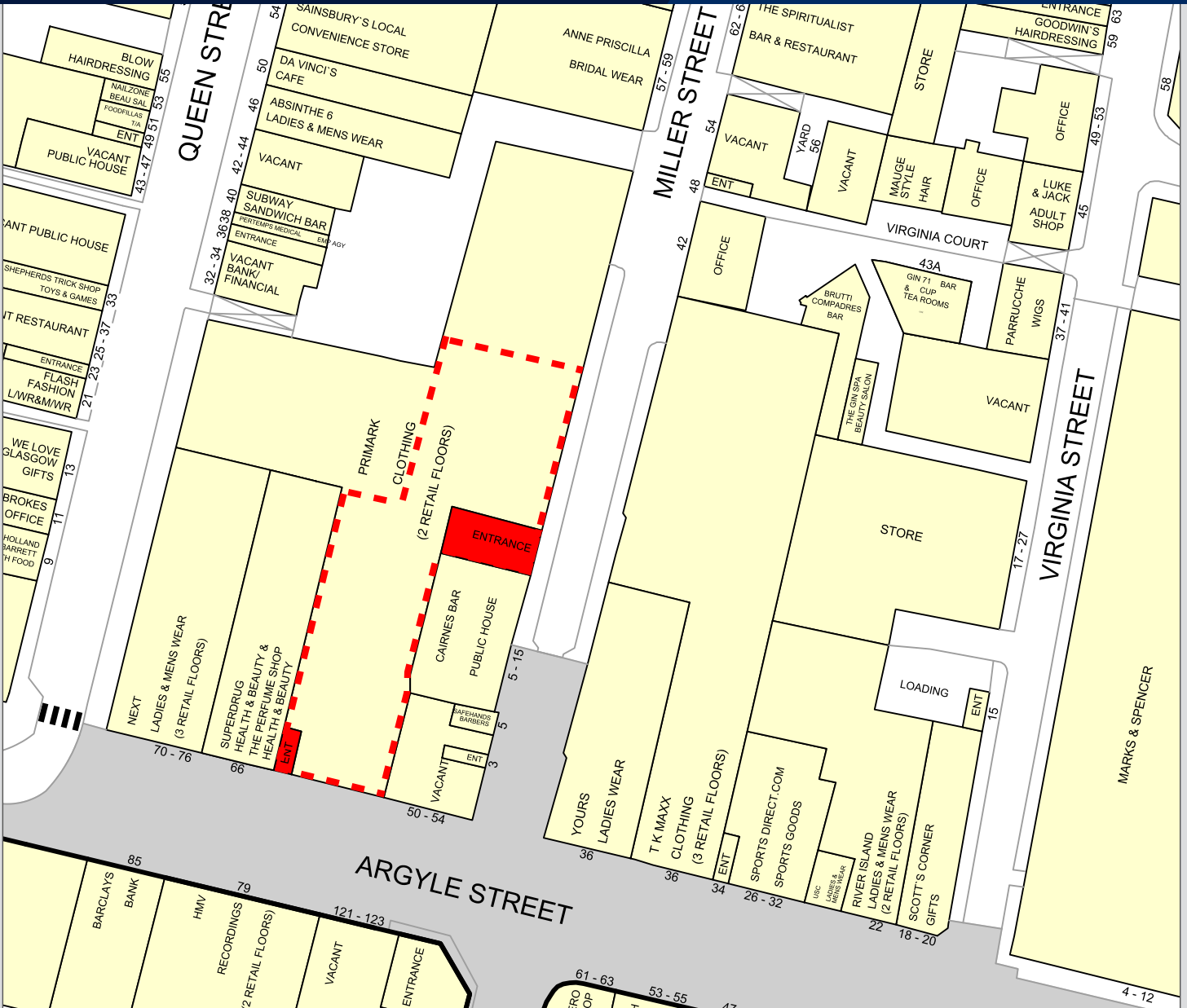
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



**Ian Whelan**  
iwhelan@eyco.co.uk  
07770 524 966  
0131 558 5121



**Callum Keane**  
ckeane@eyco.co.uk  
07714 569 190  
0131 558 5107

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