



TO LET

12-28 Queen Street
Glasgow G1 3ED

- Prime retail unit
- Subject to vacant possession
- 10,572 sq ft
- Rent £120,000 pa

Location

Glasgow is often regarded as the UK's best retailing destination outside London. Queen Street is located parallel to Buchanan Street, Glasgow's 'style mile'. Queen Street Station and George Square are located at the Northern end of the street and Argyle Street lies adjacent to the street at the Southern end.

The entrance to the subjects are located on the east side of Queen Street, on the corner of Argyle Street, where the entrance to the unit is adjacent to the Primark entrance on to Queen Street. Nearby occupiers include, **Footlocker, Holland & Barrett, M&S, TK Maxx** and the largest **Primark** in Glasgow City Centre.

Accommodation

The property is arranged over four floors which includes; basement, ground, first and second floor and extends to the following approximate net internal floor areas:

Ground Floor	2,778 sq ft	(258.1 sq m)
First Floor	2,588 sq ft	(240.4 sq m)
Second Floor	2,408 sq ft	(223.7 sq m)
Basement	2,798 sq ft	(259.9 sq m)
Total	10,572 sq ft	(982.2 sq m)

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 **£120,000 per annum** exclusive are invited.

Rating

The property will be assessed for rates on the completion of subdivision.

Energy Performance Certificate

EPC Rating = 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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

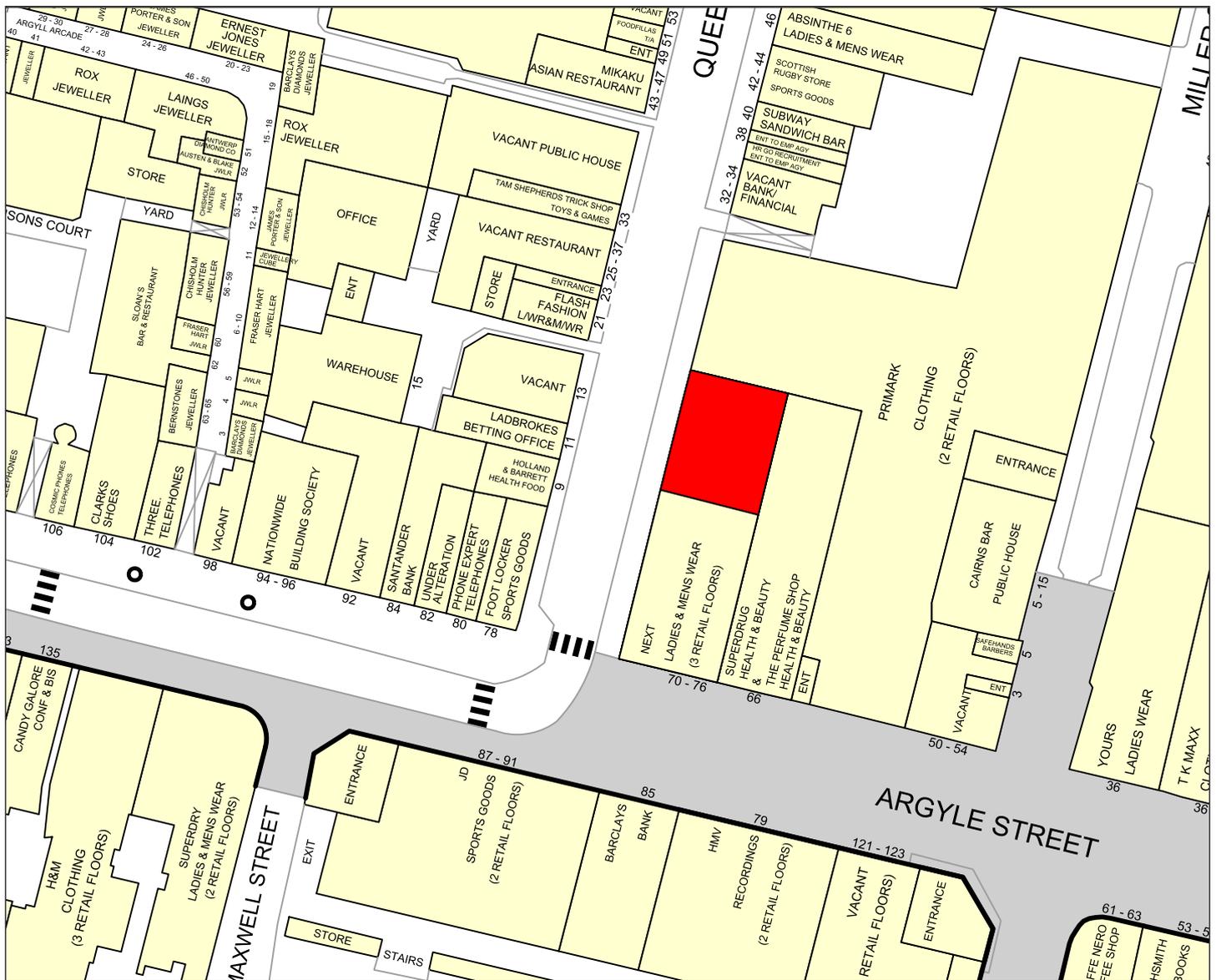
All viewings are strictly by prior arrangement with EYCO on 0141 378 8888.

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CHARTERED SURVEYORS

12-28 Queen Street, Glasgow G1 3ED



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