

TO LET

FITTED RETAIL UNIT

UNIT 1F.U76 (FIRST FLOOR)  
ST. ENOCH CENTRE, GLASGOW

ST·ENOCH



### 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, Søstrene Grene, 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

**£40,000** per annum exclusive

### EPC

The unit has an EPC rating of D.

### Costs

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

### Accommodation

Ground floor	2,586 sq ft	240.24 sq m
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### Business Rates & Service Charge

Rateable Value	£40,000
Rates Payable 2023/24	£19,920 pa
Service Charge	£39,103 pa

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