TO LET - 3 PRIME RETAIL UNITS

13-29 Argyle Street
Glasgow G2 8BH



Rare Opportunity - Glasgow City Centre

100% Prime Retail Opportunity

3 Units Available Individually For Immediate Occupation

Location

The City of Glasgow has a population of around 650,000 people and is estimated to have a wider catchment of approximately 2.5 million. Argyle Street is one of the main shopping streets in the city centre.

The retail block is located immediately to the east of the St Enoch Shopping Centre and occupies a prominent position directly opposite Marks & Spencer.

Each of the units benefit from a brand new glazed shop-front and boast excellent visibility on the pedestrianised section of the street, close to its junction with Stockwell Street, one of the main arterial bus routes serving the city centre. Argyle Street "low level" train station is also located immediately adjacent to the property.

Nearby retailers include Uniqlo, Next, H&M, TK Maxx, Holland & Barrett, Primark, JD Sports, Caffe Nero, Sainsbury's, Marks & Spencer and Tesco.

Accommodation

The units are fitted out and extend to the following approximate areas:

Unit	Size (Gross Internal Area)	
13-17 Argyle Street	Ground:	2,569 sq ft / 238.75 sqm
	Basement:	1,007 sq ft / 93.59 sqm
	First:	2,889 sq ft / 268.49 sqm
	Total:	6,465 sq ft / 600.84 sqm
19-23 Argyle Street	Ground:	2,881 sq ft / 267.75 sqm
	Basement:	647 sq ft / 60.13 sqm
	First:	3,659 sq ft / 340.06 sqm
	Total:	7,187 sq ft / 667.94 sqm
25-29 Argyle Street	Ground:	3,236 sq ft / 300.74 sqm
	Basement:	482 sq ft / 44.80 sqm
	First:	3,783 sq ft / 351.58 sqm
	Total:	7,501 sq ft / 697.12 sqm

ORINSEN

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Lease
The subjects are available by way of new FRI leases.

Rent
On request.

Rates
13/17 Argyle Street
Rateable Value: £77,000
UBR: 2026/27: £0.535
Rates Payable: £41,195 pa

19/23 Argyle Street
Rateable Value: £81,000
UBR: 2026/27: £0.535
Rates Payable: £43,335 pa

25/29 Argyle Street
Rateable Value: £78,000
UBR: 2026/27: £0.535
Rates Payable: £41,730 pa

Planning
The premises currently benefit from having Class 1A consent. Other uses may be suitable subject to obtaining the neccessary planning consents.

Entry
Entry is available on conclusion of legal missives.

EPC
An EPC report is available on request.

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

Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.





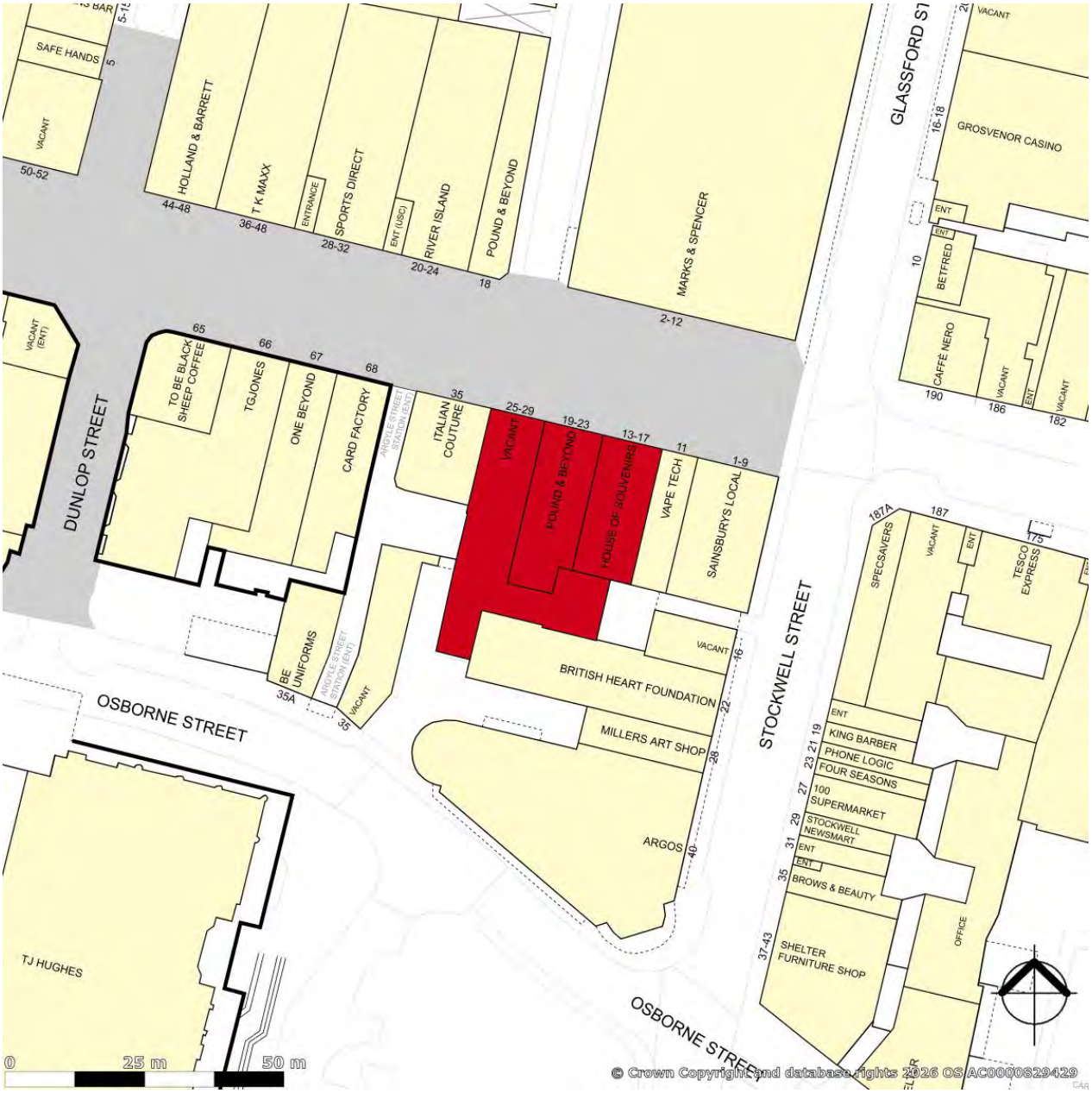


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Viewing strictly by appointment through ORINSEN

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