TO LET

35 Argyle Street
Glasgow, G2 8BH



Rare Opportunity - Glasgow City Centre
100% Prime Retail Unit To Let

Ground Floor: 1,995 sq ft
First Floor: 5,265 sq ft

Rent: Offers over £135,000 pa

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 subject retail block is located immediately to the east of St Enoch Shopping Centre and occupies a prominent position directly opposite Marks & Spencer. The property is situated in the prime pedestrianised section, 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 HMV, H&M, TK Maxx, River Island, Primark, JD Sports, Holland & Barrett, Caffe Nero, Sainsbury's Local and Tesco. Uniqlo and Next have also opened recently in close proximity in Argyle Street.

Description

The property benefits from multi level trading, which can be used to suit specific occupier's needs. The subjects benefit from a large glazed frontage which which extends the width of the property at upper floor level. The premises have the added advantage of a functioning escalator which leads up to the first floor, which also contains additional storage space.

Accommodation

The premises are arranged over ground and first floor levels and comprise the following approximate net internal areas:

Ground Floor (Sales):	1,995 sq ft / 185.34 sqm
First Floor (Sales):	5,265 sq ft / 489.14 sqm
Total:	7,260 sq ft / 674.48 sqm

ORINSEN

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Lease
The premises are available on a new full repairing and insuring lease.

Rent
Offers in excess of £135,000 pa sought.

Rates
Rateable Value: £89,500 (Expected: 1/4/26)
UBR (2026/27): £0.535
Rates Payable: £47,883 pa

Planning
The premises benefits from having Class 1A consent. Suitable for a variety of uses including Class 3.

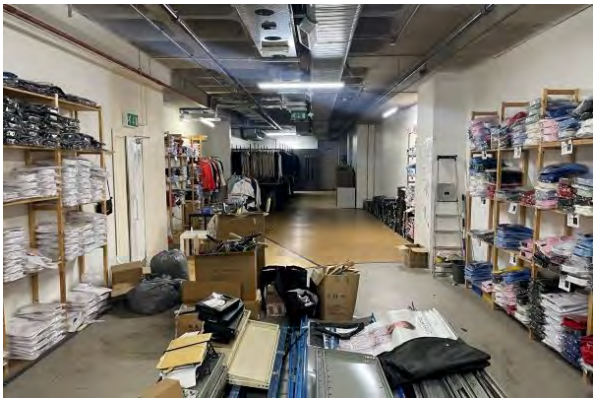
EPC
EPC rating is available on request.

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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