

TO LET

PRIME CITY CENTRE RETAIL UNIT

**54 QUEEN
ST** GLASGOW
G1 3DS

**Suitable for a variety of uses, including
Class 3 (Restaurant), subject to receiving
relative planning consents**

- Ideally located in close proximity to Queen Street Train Station, Royal Exchange Square, Buchanan Street & Argyle Street
- Large open plan sales, with potential for mezzanine level
- Emerging City Centre leisure and retail destination



LOCATION

Glasgow is Scotland's largest city with a resident population of approximately 660,000 and a wider catchment of 2 million people.

Queen Street is one of the city's main arterial routes, situated within the heart of Glasgow City Centre and lies parallel to Buchanan Street, the main retail destination within the city. Queen Street is bounded by George Square to the north, Ingram Street to the east, Argyle Street to its south and Royal Exchange Square to its west.

This section of Queen Street and the immediate surrounding locale is experiencing a resurgence in retailer demand, complemented by the recent openings of Celtic Football Club's new 10,000 sq ft store adjacent and the new 22,500 sq ft Uniqlo on nearby Argyle Street. Other occupiers in nearby proximity include a 171-bed Travelodge, Caffè Nero, Macron (SRU Store), Screwfix, Primark and the ever-popular restaurants, Ichiban and Max's Bar.



DESCRIPTION

The subjects comprise a modern double fronted retail unit arranged over ground and basement within a larger 9 storey building with upper floors being operated by Unite Students providing residential accommodation.

The ground floor consists of open plan sales. The floor is of concrete construction. Walls are of a painted breeze block finish. The basement is accessed via stairs, with the added benefit of a dedicated goods / passenger lift. The basement is again open plan in nature with the exception of managers offices and staff amenities.



ACCOMMODATION

The subject property has been measured on a Gross Internal Areas (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate areas are as follows:

FLOOR	SQ M	SQ FT
Ground Floor	294.41	3,169
Basement	289.00	3,111
TOTAL	583.41	6,280

EXISTING FLOOR PLAN

Alternative configurations available.



RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the subjects is £53,000 and the Rates Payable are £29,362. The UBR for 2025/2026 is 55.4p. Each new occupier has the right of appeal against this figure.

RENT

On application.

TERM

The subjects are available to lease on a new Full Repairing and Insuring basis for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

EPC

Full Energy Performance Certificate available on request.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the joint leasing agents:



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SIMS PROPERTY CONSULTANTS

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