

TO LET

PRIME CITY CENTRE RETAIL UNIT

**66 QUEEN
ST GLASGOW
G1 3DS**

- Excellent location in close proximity to Queen Street Train Station, Royal Exchange Square, Buchanan Street & Argyle Street.
- Large open plan sales with potential for amalgamated basement space.
- Proposed 14 storey, 197-bed student accommodation at 21-41 Queen Street.



66 QUEEN ST GLASGOW G1 3DS

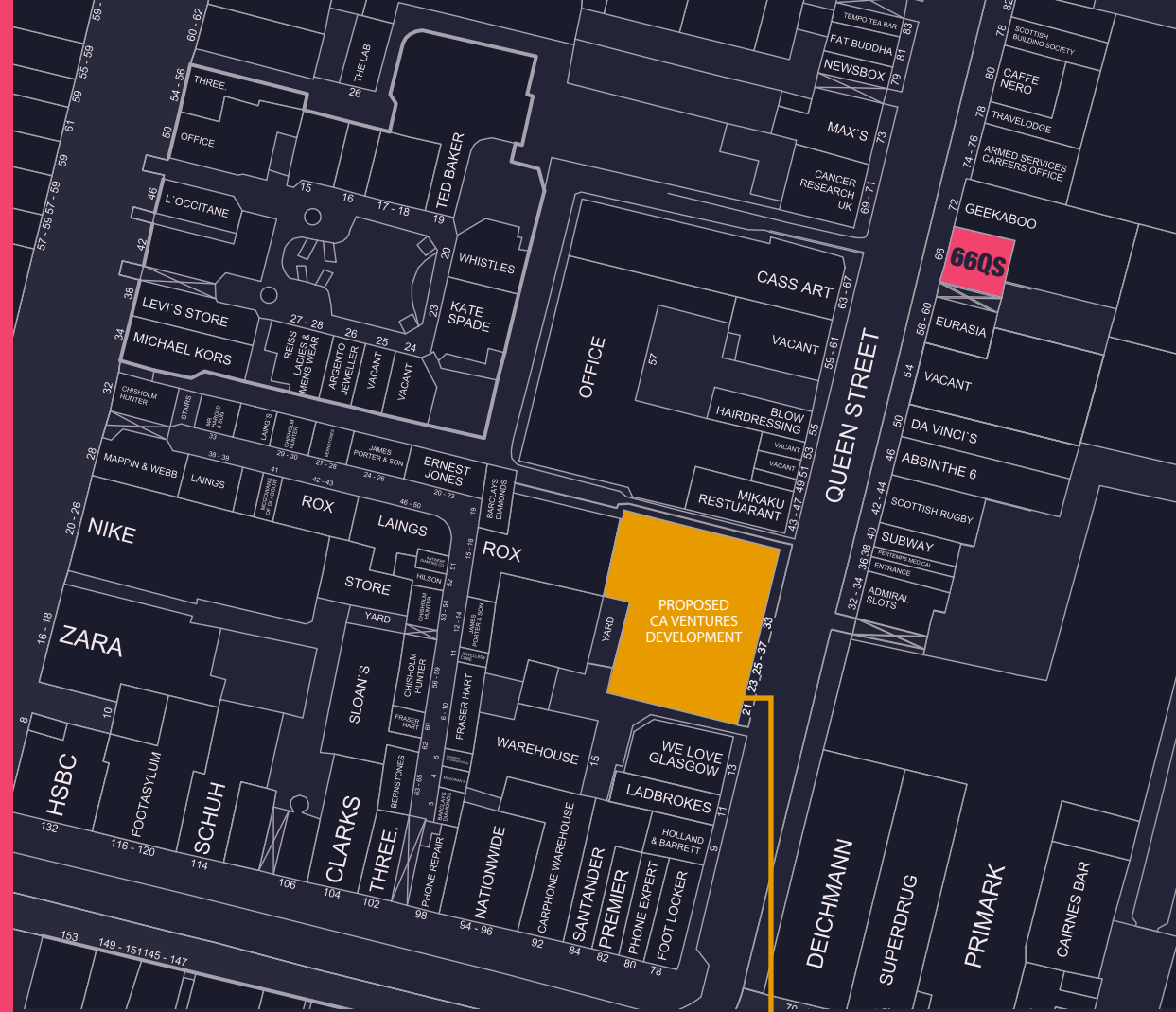
LOCATION

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.

The subjects sit opposite Guildhall, one of the city's largest office schemes, as well as the former Archaos nightclub at 21-41 Queen Street where CA Ventures are proposing to develop a new 14 storey, 197-bed student accommodation.

Nearby occupiers include a 171 bed Travelodge, Caffè Nero, Macron, Primark and the ever-popular restaurants, Ichiban, Mikaku and Max's Bar.



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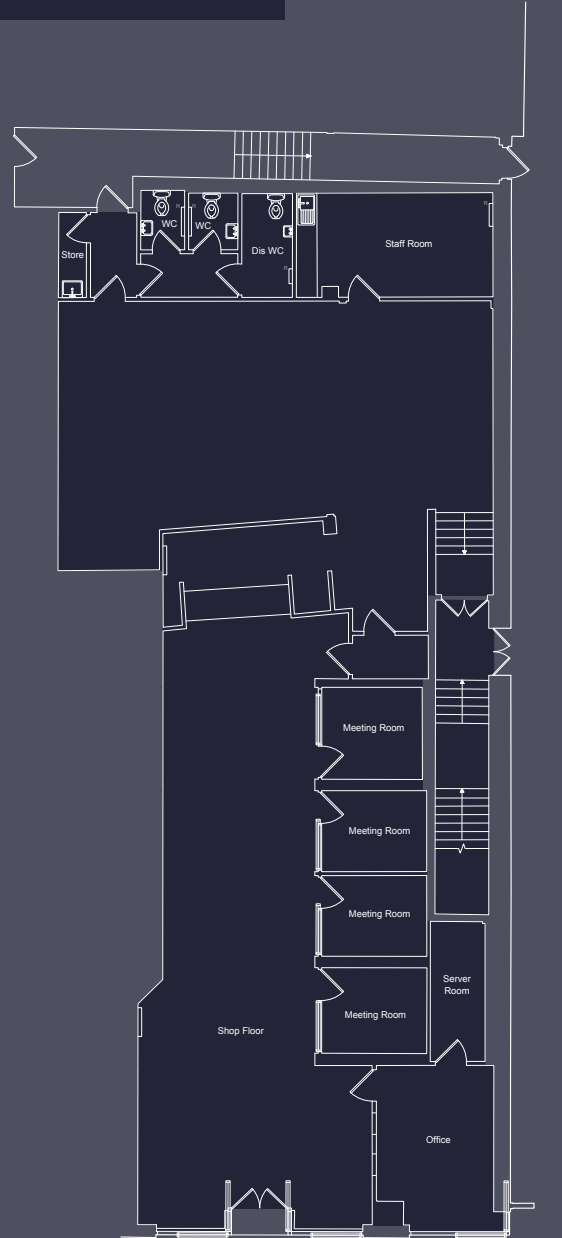
DESCRIPTION

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 181 student beds.

The ground floor comprises open plan accommodation with cellular office space located on the right hand side of the premises with WC facilities staff/store rooms located at the rear. The basement is again open plan in nature and has the potential to be linked with the basement of 66 Queen Street to create a larger open plan area.



GROUND FLOOR AS EXISTING



QUEEN STREET

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 | 325 | 3,498 |
| Basement* | 193 | 2,077 |
| TOTAL | 518 | 5,575 |

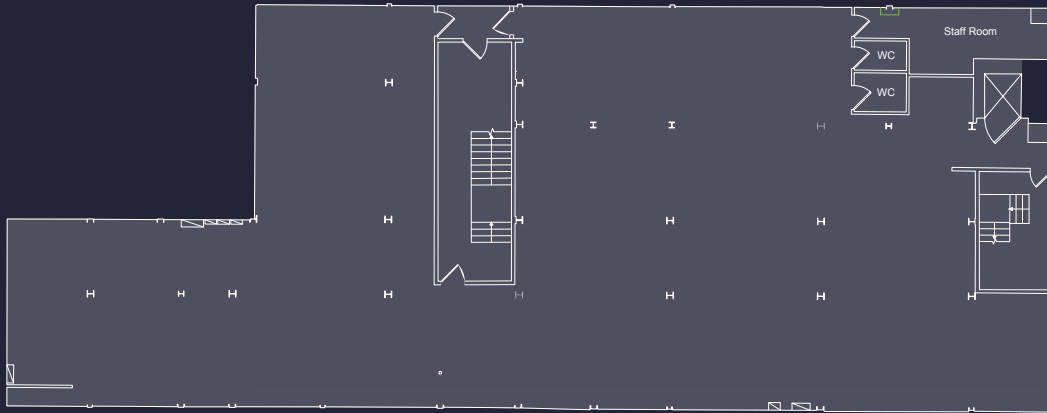
*Potential to be extended to 550 sq m / 5,920 sq ft

BASEMENT AS EXISTING



QUEEN STREET

PROPOSED FLOOR PLAN (BASEMENT AMALGAMATED)



QUEEN STREET

RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the subjects is £68,000 and the Rates Payable are £34,748. The UBR for 2023/2024 is 51.1p. Each new occupier has the right of appeal against this figure.

RENT

On application.

TERMS

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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