

TO LET

PROMINENT RETAIL UNIT

90 Argyle Street, Glasgow G2 8BQ



Location

The property is situated in a prime location on the northern side of Argyle Street, Glasgow.

Argyle Street forms one of the prime retailing thoroughfares within Glasgow City Centre and this location links Buchanan Street to Queen Street. Nearby occupiers include Nationwide, Santander and Foot Locker.

Description

The property comprises a retail unit over ground and first floors within a steel and concrete framed building with an external stone finish.

The subjects offer sales over the ground floor with storage and staff facilities at first floor level.

Accommodation

The unit is arranged over ground and first floor levels and extends to the following approximate net internal floor areas:

Gross frontage	27ft 5ins	8.36 m
Net frontage	25ft 4ins	7.73 m
Internal width	25ft 7ins	7.81 m
Depth	71ft 1ins	21.67 m

Ground Floor	1,780 sqft	165.37sqm
First Floor	944 sqft	87.70sqm

Total Net Internal Area	2,724 sqft	253.07sqm
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Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £140,000 per annum exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability

Rateable Value	£137,000
UBR (2021/22)	£0.516
Rates payable	£70,692

Viewings



All viewings and further information is via the sole letting agents.

Douglas Hogg

HSA Retail

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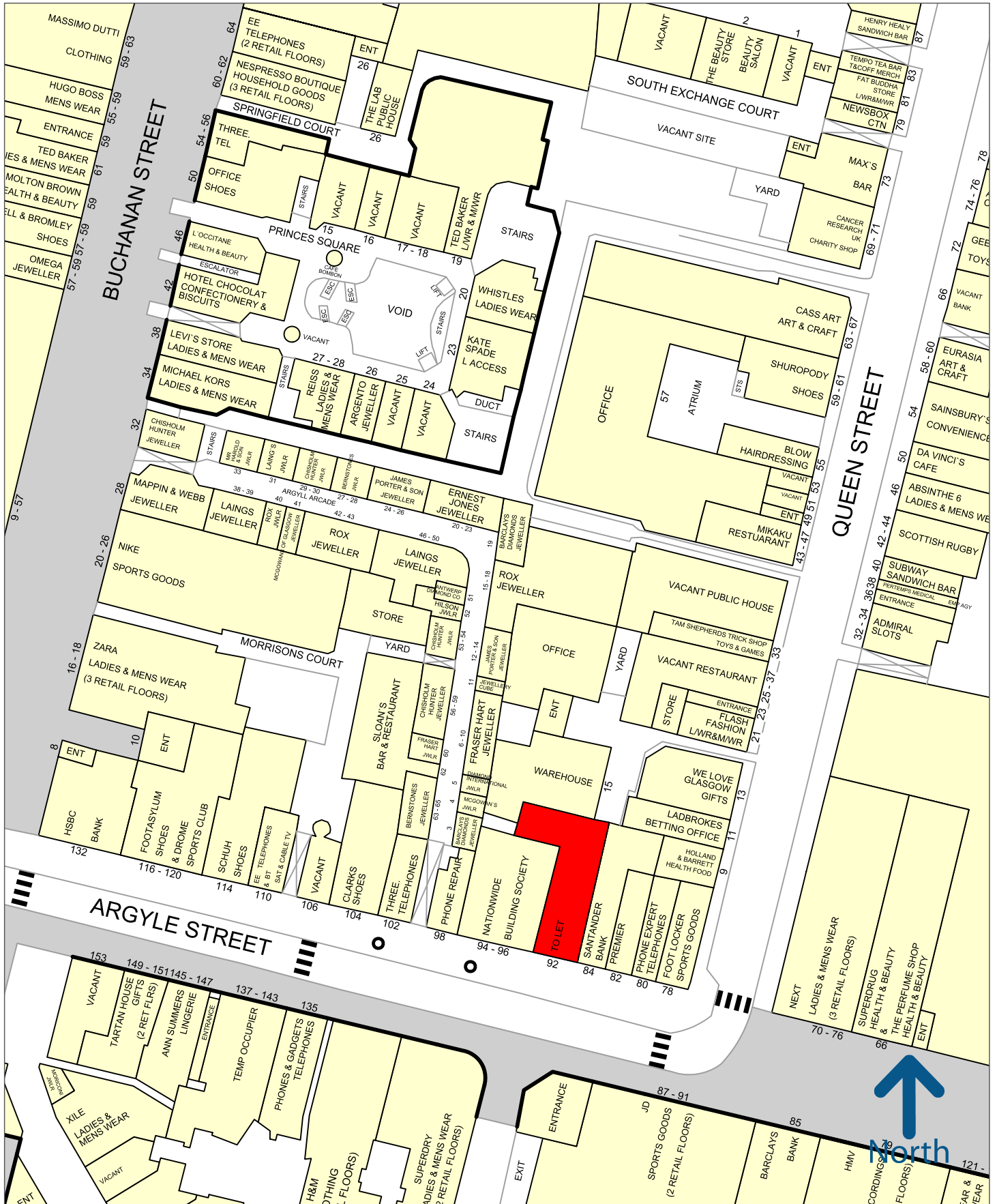
Email: douglas.hogg@hsaretail.com

Subject to Contract

Date: January 2022

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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50 metres

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Created By: HSA Retail Limited



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