

# Culverwell

PROPERTY CONSULTANTS

## PROMINENT RETAIL UNIT LEASE FOR SALE 326 ARGYLE STREET, GLASGOW, G2 8LY

### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 with an estimated shopping catchment in excess of 2 million.

The property is located on the north side of Argyle Street between its junction with West Campbell Street and Wellington Street. The subjects are located directly opposite the proposed site for Glasgow's first six star hotel and about 50m from Glasgow Central Train Station.

Nearby occupiers include Tesco Metro, William Hill, Radisson Blu, RBS and Piccolo Mondo Restaurant.

### DESCRIPTION

The subjects comprise a single windowed retail unit arranged over ground and basement floors under a substantial stone built tenement building.

### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	11 ft 8 in	3.56 m
Net Frontage	9 ft 8 in	2.94 m
Ground Floor	380 sq ft	35.3 m
Basement	583 sq ft	54.2 m

### RATING

We have been verbally advised by Glasgow City Council Assessors that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£17,300
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

### PLANNING

We understand the property benefits from a Class 1 (Retail) consent, although may be suitable for alternative uses. Interested parties are advised to make their own enquiries directly with the local Planning Department.

### RENT

The passing rent is £20,000 per annum, exclusive of VAT.

### LEASE TERMS

The property is held on a full repairing and insuring lease expiring 3 March 2013.



### OFFERS

Offers are invited for the benefit of our client's leasehold interest.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

### ENTRY

By agreement

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)



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January 2012

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