

35 Argyle Street Glasgow G2 8AH

Heritable City Centre Retail Investment

- Prominent position adjacent to the entrance to Argyle Street Station
- Prime Glasgow City Centre location
- Nearby occupiers include Marks & Spencer, Next, Debenhams and River Island

lot 19

Rent
£48,000
per annum
exclusive

On behalf of



Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Central Station
Glasgow Queens Street Station
Argyle Street Station (ScotRail)
Air: Glasgow International Airport (9 miles west)

Situation

Glasgow is the largest city in Scotland with a population of 1.2 million people. Argyle Street is located in Glasgow City Centre and is recognised as one of the main retailing streets in the City. It is the longest street by distance in the city centre, linking Trongate in the east and the M8 motorway and Clydeside Expressway in the west. The property is located immediately adjacent to Argyle Street Station which serves the North Clyde lines at Partick with Rutherglen in the south-east of the city. Neighbouring occupiers includes Marks & Spencer, Debenhams, Sports Direct, River Island and Next.

Description

The property comprises a ground and first floor retail unit with ancillary storage accommodation. The property oversails the entrance to Argyle Street Station at first floor level. Please refer to the title documentation within the legal pack.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Six Week Completion

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)		Licencee	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	185.34 sq m	(1,995 sq ft)	SHOP AWAY LIMITED (t/a Variety Stores)	Licence – 1 year from 03/04/2015 (1)	£48,000	Holding Over
First	Retail/Ancillary	489.13 sq m	(5,265 sq ft)				
Second	Storage	19.88 sq m	(214 sq ft)				
Total		694.35 sq m	(7,474 sq ft)			£48,000	

(1) The licence is determinable on 1 month's notice.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

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