

# Lot 69

Vacant Possession

## 359 Argyle Street, Glasgow City Centre G2 8LT Heritable City Centre Retail Opportunity



### Key Details

- City Centre location
- Approximately 320 metres from Glasgow Central Station
- Nearby occupiers include Tesco Express, Costa, Premier Inn and William Hill

### On Behalf of Heritable Creditor in Possession

#### Location

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

#### Situation

Glasgow is the largest city in Scotland with a population of approximately 1.2 million. Argyle Street is recognised as one of the main retailing streets in Glasgow City Centre, linking Trongate in the east and the M8 motorway and Clydeside Expressway to the west. The property is situated on the south side of Argyle Street, close to its junction with York Street. Nearby occupiers include Tesco Express, Costa, Premier Inn and William Hill.

#### Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement. The property forms part of a larger building.

#### Tenure

Heritable (Scottish equivalent to English Freehold).

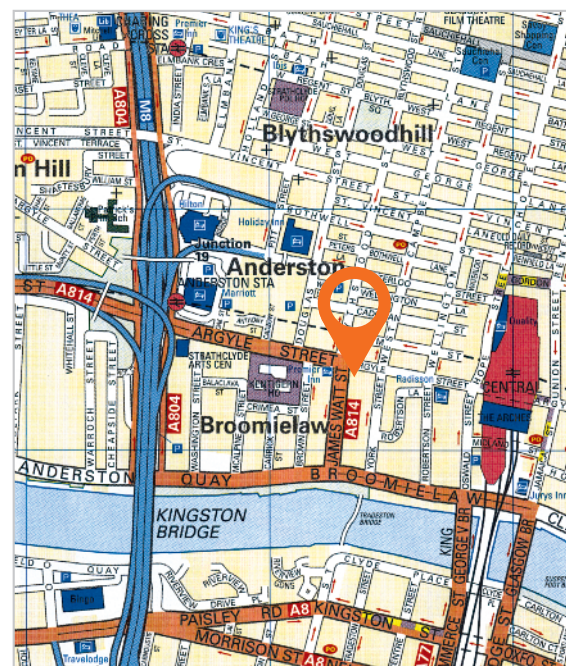
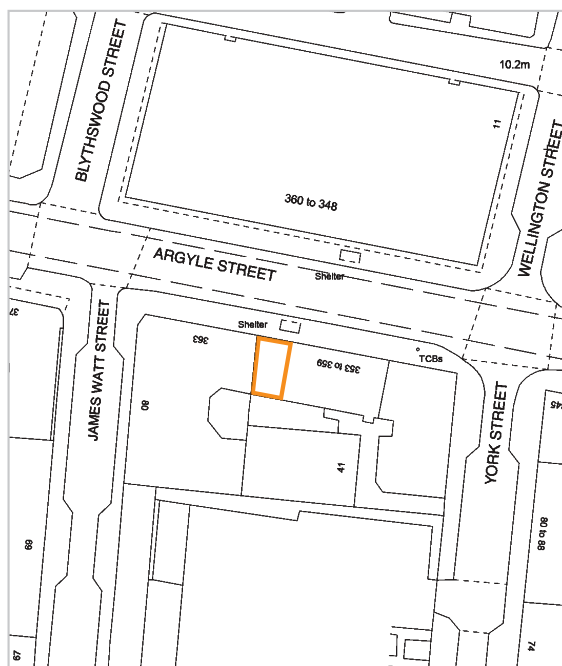
#### Note

This property is being marketed for sale on behalf of Heritable Creditor in Possession and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Heritable Creditor in Possession to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Heritable Creditor in Possession is not bound to accept the highest or any offer and is acting in respect of this sale without personal liability.

#### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	68.83 sq m (741 sq ft)	Vacant Possession
Basement	Ancillary	72.88 sq m (784 sq ft)	
<b>Totals</b>		<b>141.71 sq m (1,525 sq ft)</b>	



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