

TO LET

106 Argyle Street
Glasgow G2 8BH

- ▶ Prime retail unit
- ▶ High footfall location
- ▶ Strong adjacencies
- ▶ Rental offers in excess of £90,000 pa exclusive



LOCATION

Glasgow is Scotland's largest city, drawing on a resident population of circa 635,000 persons, benefitting from a wider shopping catchment of circa 2 million persons within a 20 minute drivetime. The city is widely regarded as the UK's most popular retail destination outside of London's West End, with circa 50 million shoppers visiting each year.

The subjects are located on one of Glasgow's busiest thoroughfares, Argyle Street, which has an annual footfall of circa 12.7 million persons per annum. The property benefits from its proximity to both Buchanan Street and the main entrance to the St Enoch Shopping Centre. Retailers represented in the nearby vicinity include **Uniqlo, H&M, JD, Foot Asylum, Schuh, Clarks** and **Footlocker**.

ACCOMMODATION

The subjects comprise a modern fitted retail unit arranged over ground floor and basement levels extending to the following approximate floor areas:

GROUND FLOOR	642 SQ FT	59.6 SQ M
BASEMENT	563 SQ FT	52.3 SQ M
TOTAL	1,205 SQ FT	111.9 SQ M

RENT

Offers in excess of **£90,000 per annum** exclusive are invited.

TERMS

The property is available on a new long term lease with terms to be agreed, subject to vacant possession.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subject premises with effect from 1 April 2026 is **£42,000**. (Each new occupier has the right to appeal this figure.)

Based on the basic property rate of 48.1p, this rateable value will result in an estimated rates liability in financial year 2026/27 of **£20,202 per annum**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = TBC.

DATE OF ENTRY

By arrangement.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

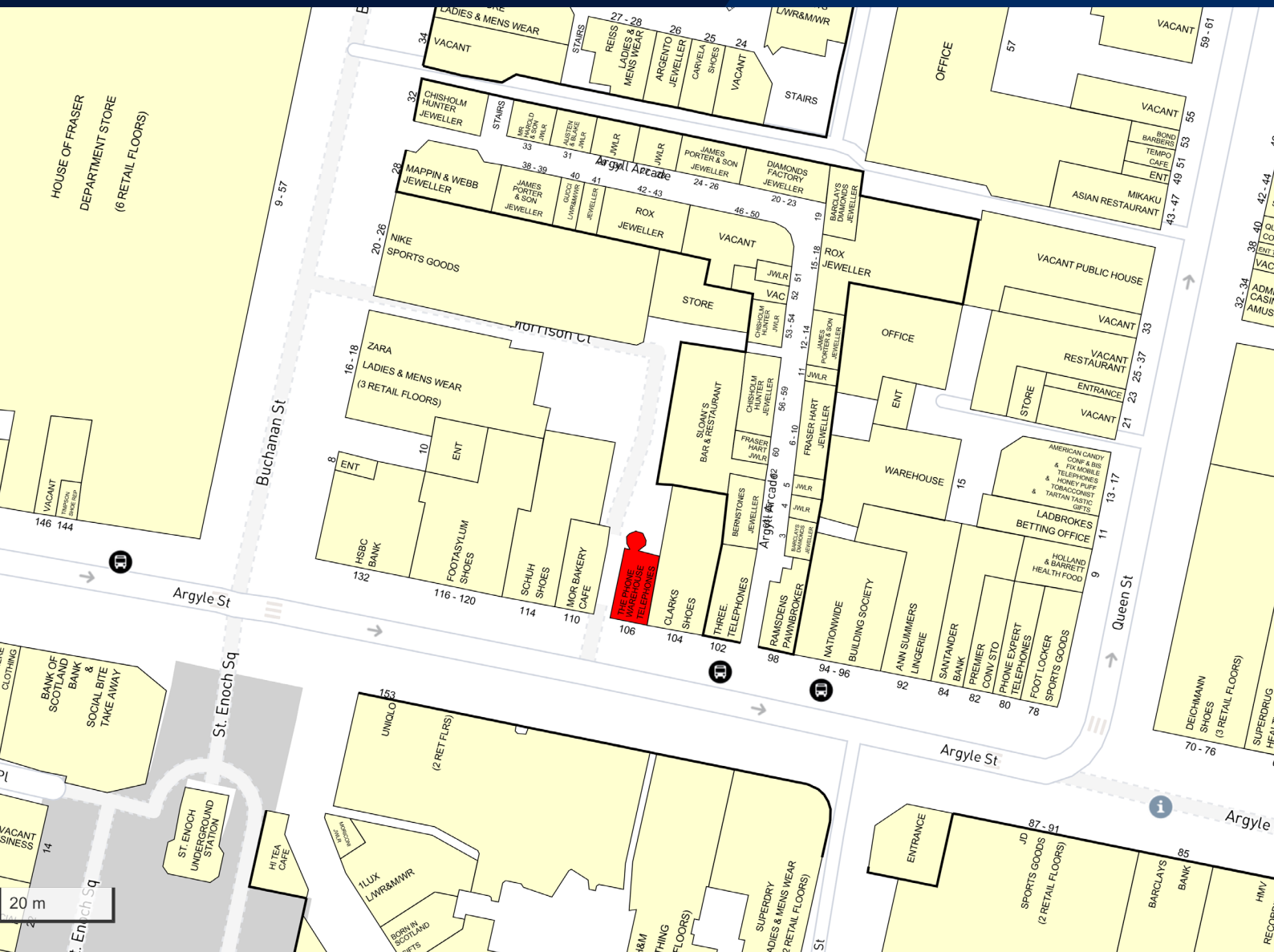
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0141 378 8888 or through our joint agents, Sims Property Consultants on 0141 471 9476.

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GET IN TOUCH



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► Retail & Leisure ► Business Space ► Capital Markets ► Lease Advisory ► Development ► Rating