

102

ARGYLE STREET

GLASGOW, G2 8BH


McEwan Fraser Legal
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to present to the market a unique opportunity to purchase a recently refurbished retail unit situated within the famous Argyll Arcade with a long-standing 'blue chip' tenant. The current FRI lease has 6 years remaining and offers a 10% return on investment at the current asking price.

The property expands over three floors, the basement which is currently unused but would make a useful storage area. The main retail area/shop floor, which has recently undergone refurbishment and is now a high-spec, modern retail area that is accessed directly off Argyle Street. The first floor offers staff facilities, a kitchen area, offices and storage. There are currently plans to demolish the St Enoch Centre which is located directly opposite the property and replace it with a development including shops, offices, restaurants and homes which could further increase the value of this investment.

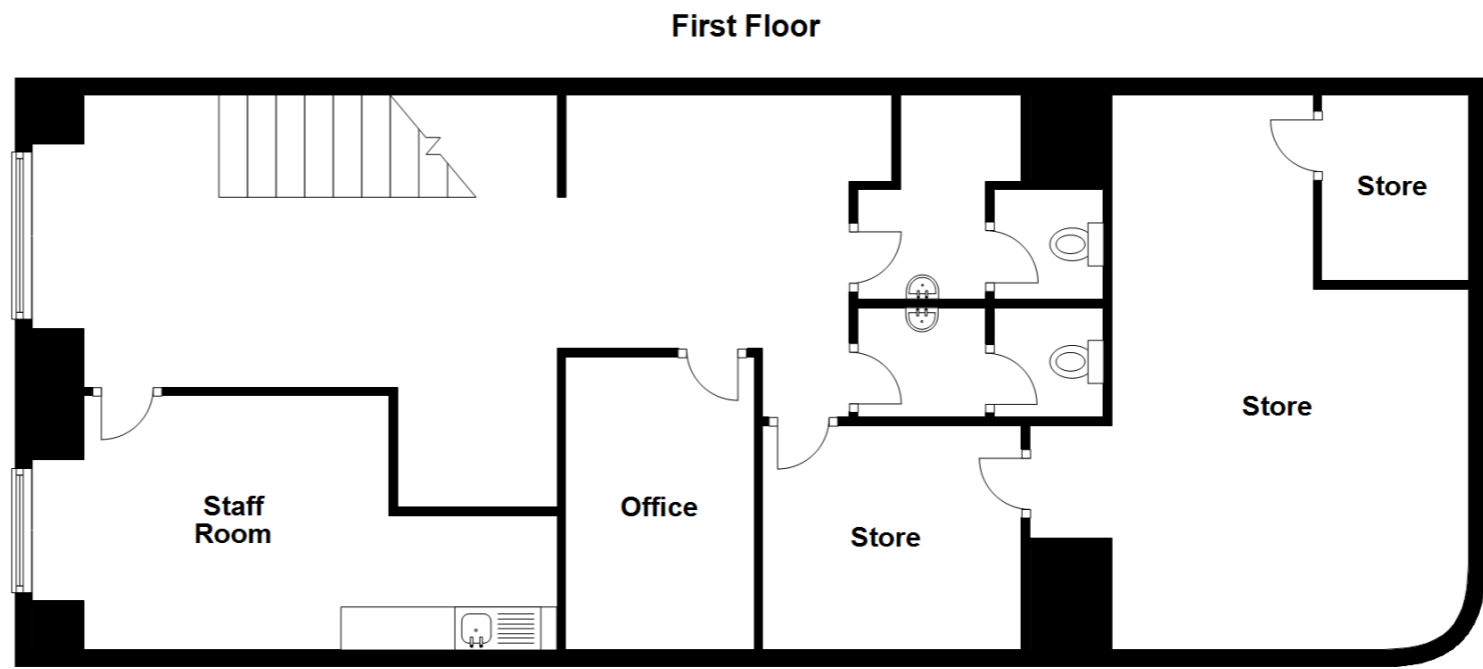
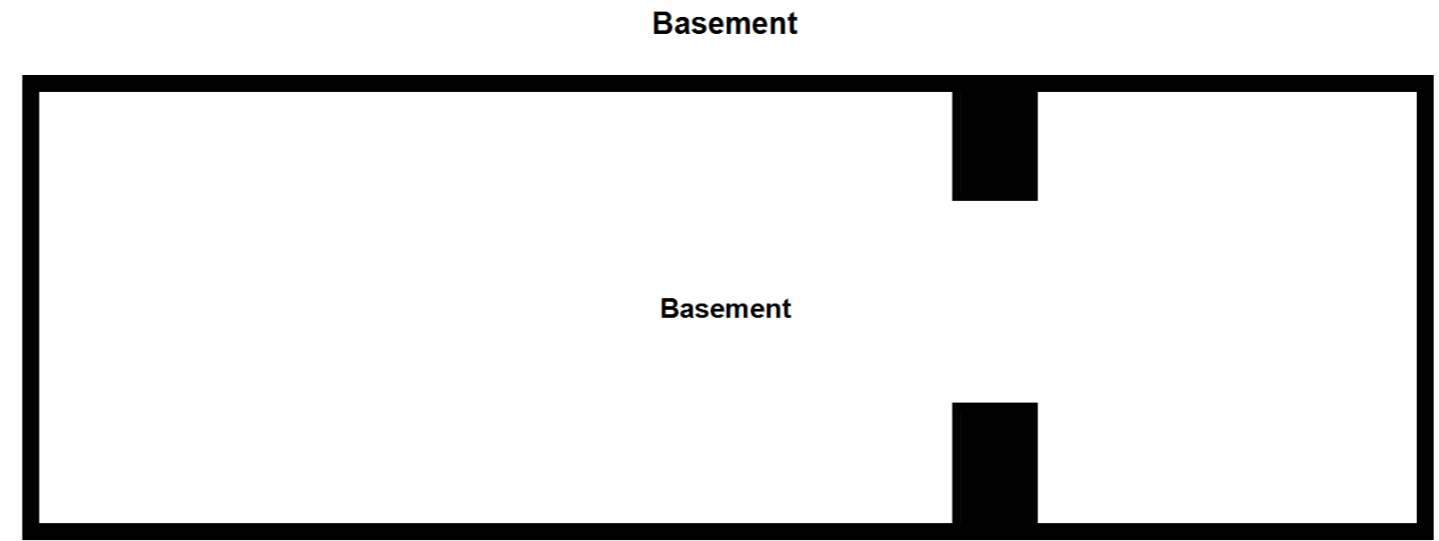
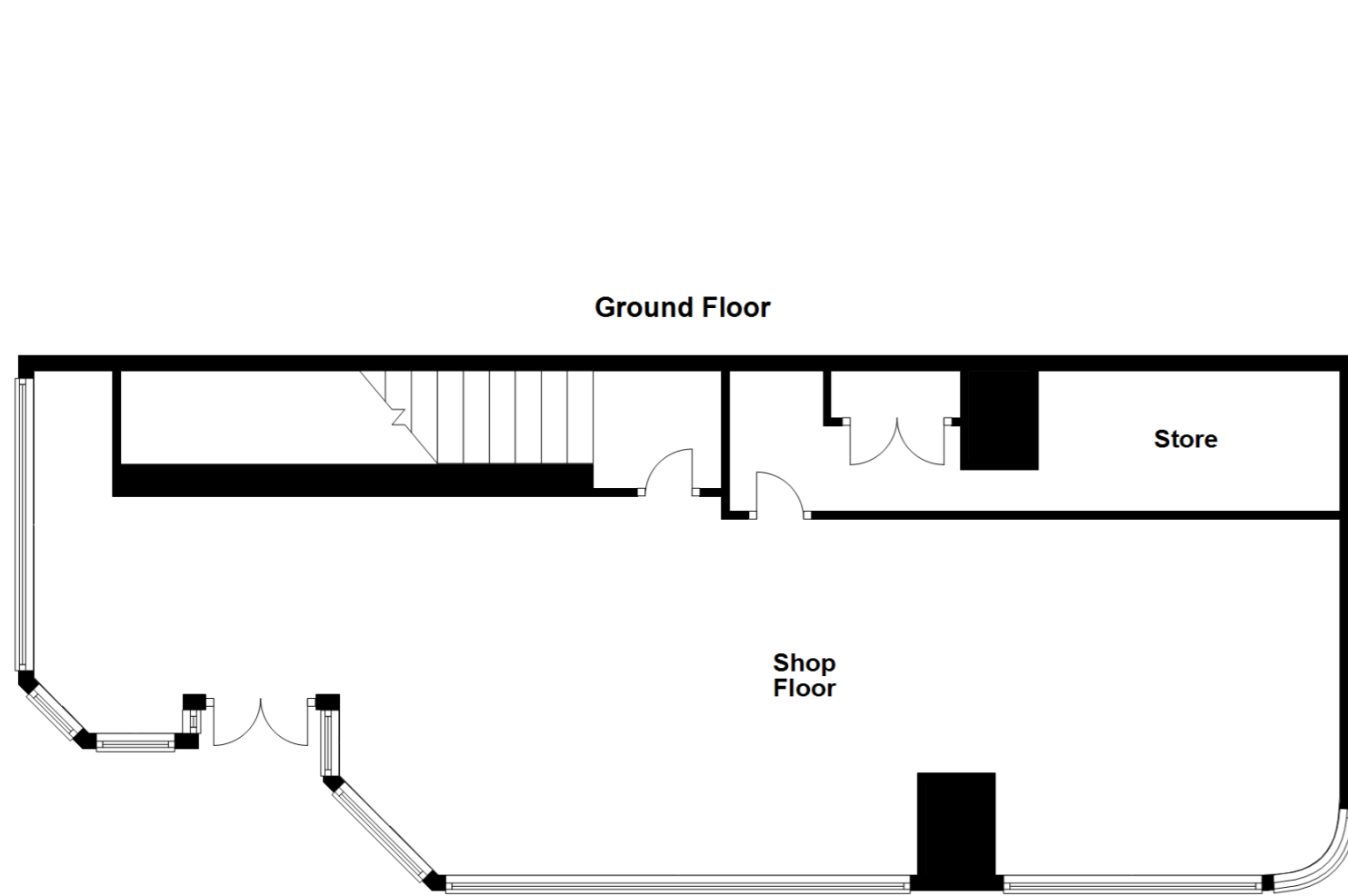
Three





... a recently refurbished retail unit situated within the famous Argyll Arcade ...





FLOOR PLAN

& DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Basement
Basement 16.00m (52'6") x 5.00m (16'5")

Ground Floor
Shop Floor 16.70m (54'9") x 5.00m (16'5")
Store 7.80m (25'7") x 1.80m (5'11")

First Floor
Staff Room 5.50m (18') x 2.95m (9'8")
Office 3.40m (11'2") x 2.20m (7'3")
Store 3.00m (9'10") x 2.60m (8'6")
Store 6.15m (20'2") x 5.10m (16'9")
Store 2.15m (7'1") x 1.70m (5'7")

Tenure: Freehold with tenant in situ

Services: Mains gas, electricity, drainage and water.

Accounts: Will be made following a formal viewing appointment.

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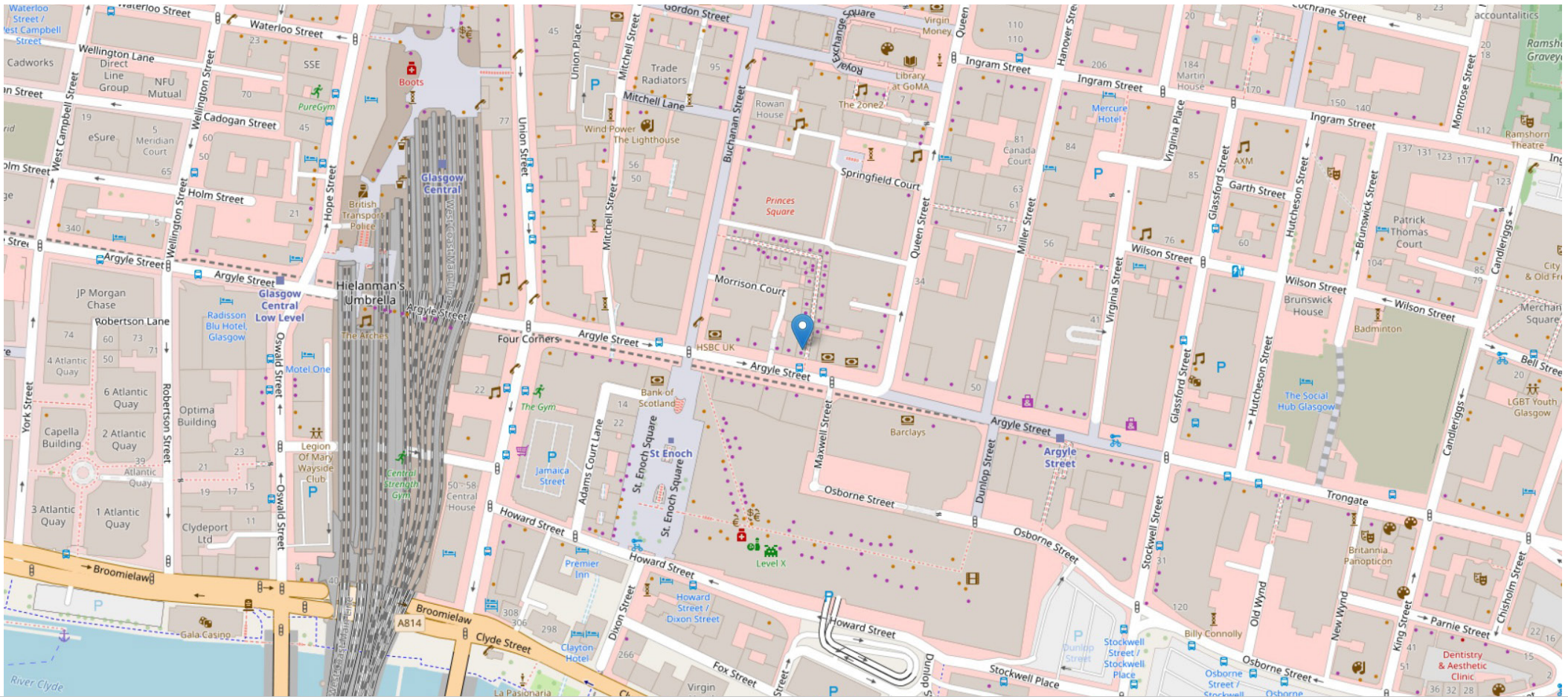
Located within the well-respected Argyll Arcade in the heart of Glasgow City Centre the property's location benefits from being located between the Core Business District (CBD) and the well-known 'style mile' which is Glasgow's main shopping district.

All of the city centre's amenities are located within close walking distance in addition to a number of public transport routes running directly along Argyle Street. Glasgow Central Station and Queen Street Station are also within a few minutes walk. Other nearby transport links include Buchanan Street station for users of the Glasgow underground, as well as multiple bus stops located along Argyle Street.

You will be spoilt for choice when looking for local eateries or venues for post-work drinks, with some of the city's best establishments located within walking distance.







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