

# Lot 27, 50 Argyle Street, Glasgow,

**G2 8AG**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



City Centre Retail and Residential Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### City Centre Retail and Residential Development Opportunity

- City Centre location in Glasgow's Prime Retail Area
- Ground Floor Retail Unit with Class 3 Use and 7 Upper Floors with Planning Consent for 21 x 1 Bedroom Flats
- Prominent Corner Site with Return Frontage
- Currently Scaffolded providing Large Scale Advertising Hoarding
- Opposite to the St. Enoch Shopping Centre
- B-Listed Building
- Neighbouring occupiers include Primark, Sainsbury Local, Caffè Nero, Argyle Street Station and St. Enoch Centre

#### Lot

27

#### Auction

16th February 2023

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 47 miles west of Edinburgh
- Roads** M8, M77, M74
- Rail** Argyle Street Station, 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 1.2 million. Argyle Street is located in Glasgow city centre linking Tollcross in the east and the M8 Motorway to the west. Argyle Street is a mixed commercial area with retail, leisure and office uses. The property is located on the pedestrianised element of the street between Buchanan Street and Stockwell Street. Neighbouring occupiers include Primark, Sainsbury's Local, Caffè Nero and TK Maxx. Argyle Street Station is located opposite the property. This ScotRail station serves the North Clyde Lines linking the north and south of the city. Glasgow Central Station is some 500 yards (460 metres) to the west directly accessed via Argyle Street.

### Tenure

Heritable. Scottish Equivalent of English Freehold

### Description

The property is a very prominent and attractive 8 storey red sandstone building at the junction of Argyle Street and Miller Street and benefits from B listing status ([www.historicenvironment.scot](http://www.historicenvironment.scot)). It provides a mixed use development opportunity occupying a corner site of approximately (0.05 acres). The upper floors are accessed at the rear of the property via 2 Miller Street which forms part of the property. The external scaffolding was erected in 2018 for stone inspection purposes and for the refurbishment work to the property. The scaffolding is now used as a large scale advertising hoarding with return frontage onto Argyle Street and Miller Street which has previously produced income for the vendor. Further information can be found in the Legal Pack

### VAT

VAT is applicable to this lot.

### Planning

Full detailed planning consent has been obtained for 21 one bed flats on floors 1-8 - please see Glasgow City Council Planning: <https://www.glasgow.gov.uk/onlineplanning> for further information.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Basement Ground Floor First - Seventh Floors	Storage (Retail) Retail Sales Former Office	104.35 sq m 137.77 sq m 975.47 sq m (1)	1,123 sq ft 1,483 sq ft 10,500 sq ft(1)	VACANT POSSESSION			
<b>TOTAL</b>		<b>1,217.59 sq m</b>	<b>13,106 sq ft</b>				



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## Contacts

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