

# TO LET

Retail Premises

51 Queen Street

Glasgow

G1 3EN



## LOCATION

The property is located on Queen Street in the heart of the city centre near the intersection of the pedestrian area of Argyle Street. Princes Square and the St Enoch Shopping Centre are within close proximity.

Other occupiers in the vicinity include **Primark**, **Screwfix**, **Scottish Rugby Store**, **Celtic Store**, **Footlocker** and **Subway**.

## DESCRIPTION

The subjects are arranged over ground floor and extend to approximately 471 sq ft (43.76 sq m).

## TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

## RENTAL

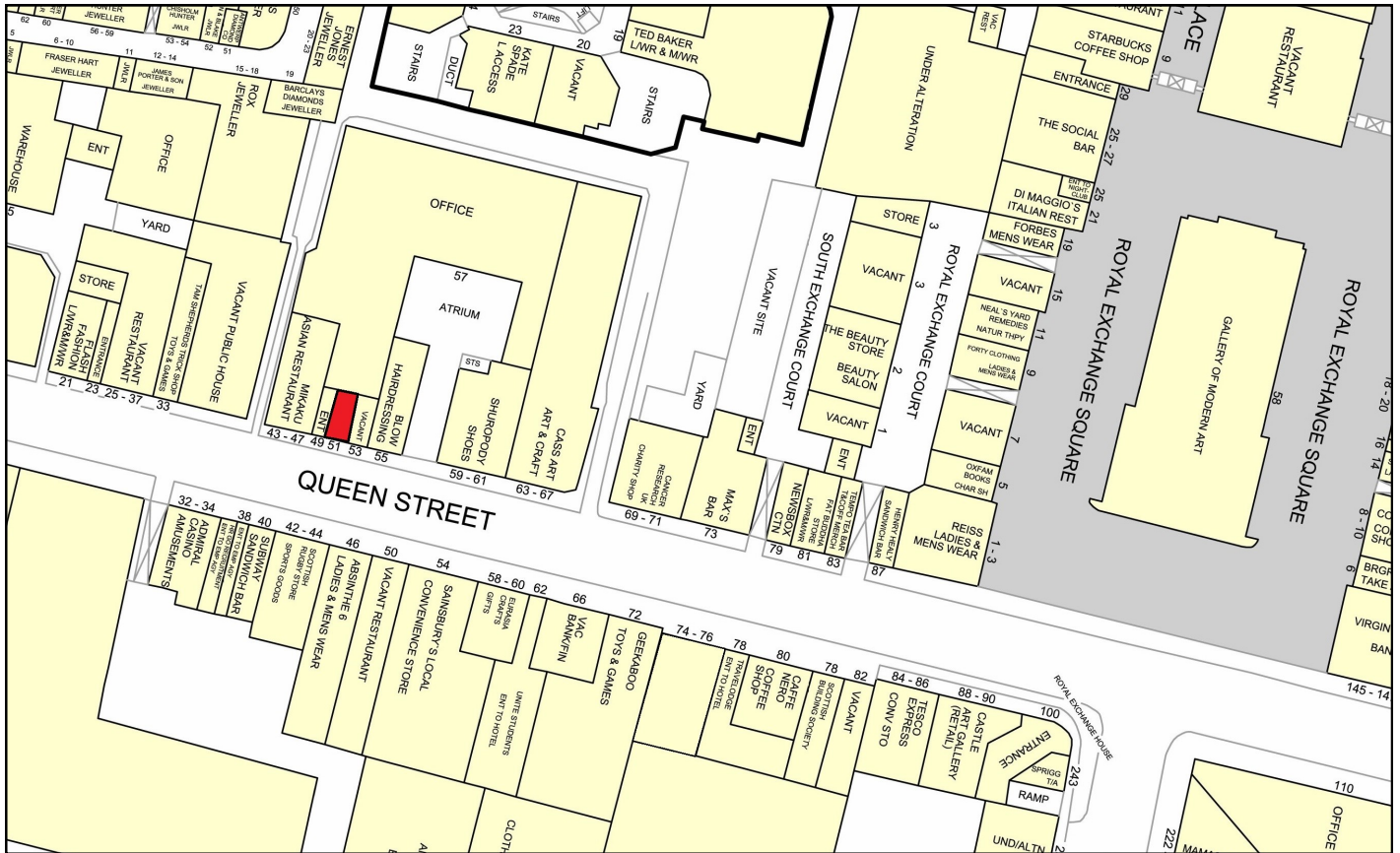
Offers in the region of £22,500 per annum exclusive are invited.

## SERVICE CHARGE

The current service charge for the property is £1,000 per annum.

07917 834 912  
www.ewanmackay.com

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## RATEABLE VALUE

According to the Assessors website, the rating assessment for 2025/2026 is as follows:

Rateable Value: £12,400

Rates Payable: £6,175

## ENERGY PERFORMANCE CERTIFICATE

Available upon application.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VAT

All prices are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

**Ewan Mackay**

**T: 07917 834 912**

**E: [ewan@ewanmackay.com](mailto:ewan@ewanmackay.com)**

### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. October 2025.