



18-26

ARGYLE STREET GLASGOW

PRIME RETAIL
INVESTMENT WITH
REDEVELOPMENT
POTENTIAL

INVESTMENT SUMMARY

- » Glasgow is one of Europe's most exciting and vibrant cities and the largest in Scotland
- » The city is ranked as the largest and most successful retailing destination in the UK outside of London (CACI)
- » Argyle Street is the best mainstream retailing pitch in Glasgow with estimated footfall of 20 million people per year generated by the redeveloped St Enoch Centre and attractive retailing brands such as Marks & Spencer (owner occupied), Sports Direct (owner occupied) Debenhams, H&M, Primark (owner occupied) and TK Maxx
- » Argyle Street forms part of Glasgow's famous 'Golden Z' retailing pitch
- » Ideally located in proximity to Buchanan Street and the vibrant and resurgent Merchant City

- » Numerous exciting developments are either underway or planned for the surrounding vicinity
- » Offers a variety of value add asset management initiatives that include exploring the amalgamation of the units, obtaining vacant possession for owner occupation, applying for a change of use to create a licensed leisure unit, new lettings and lease re-gears
- » Let to River Island Clothing Co. Limited and Wrapsandwraps Ltd
- » Total passing rent of £345,000 per annum
- » River Island Clothing Co. Limited have traded successfully from their unit since 2003
- » Offers Invited



LOCATION



With over half-a-million square metres of retail space, Glasgow is the largest UK shopping destination outside London. It is also the most successful, ranking 2nd in CACI's UK Retail Ranking and placing it in the top 20 super league of major European shopping destinations by commercial expenditure. Within a **30-minute drive** time from Glasgow, the comparison goods spend is £4.85bn per annum whilst convenience expenditure is £5.23bn per annum. The city is ranked as having the highest catchment spend available out of the top UK retailing centres.

Glasgow is the largest city in Scotland, the commercial and industrial capital of the country and the administrative centre for the West of Scotland. The city has an urban population of approximately 600,000 people and a catchment population of over 2.89 million people within a **40-minute drive**, making Glasgow the third largest urban centre in the UK. The city benefits from two main railway stations; Glasgow Central and Glasgow Queen Street, both of which provide regular services to London and link to the wider Scottish Railway Network.

Glasgow is Scotland's main centre of employment and an economic powerhouse, contributing £18bn to the GDP each year. There are 1.2 million working age people within a **45-minute commute** of the city and 2 million within an hour. The city is home to an impressive list of **blue chip companies** and major global organisations across numerous sectors including Santander, Morgan Stanley, The Student Loans Company, KPMG, Ministry of Defence, BT, Aggreko, Scottish Power and Scottish & Southern Energy.



RETAILING IN GLASGOW

IDEALLY LOCATED CLOSE TO BUCHANAN STREET AND THE RESURGENT MERCHANT CITY

Glasgow is the UK's largest and most successful retailing destination outside of London. It has an extended catchment population of 2.89 million people and an estimated shopping population of 680,000 people ranking 2nd only to London's West End. The city has a catchment spend of over £10m, the highest of the top UK retailing sectors. Strong catchment spend is serviced by an attractive and prosperous city centre. Glasgow's retailing core is based around Sauchiehall Street, Buchanan Street and Argyle Street which combine to form the famous 'Golden Z' retail pitch. This is supported by shopping centres, the Buchanan Galleries, the St Enoch Centre (opposite the subject property) and Princes Square.

Argyle Street is one of the strongest retailing pitches within Glasgow. The street has experienced a recent resurgence and as a result has firmly established its position as the heart of Glasgow's Southern Quarter; footfall figures for the street are estimated to be 20 million visitors per year.

The St Enoch Centre (opposite the subject property) underwent a £150m refurbishment in 2010 and has subsequently repositioned itself as a young fashion and family retailing destination. Unlike Buchanan Street, retailing on Argyle Street is dominated by large unit occupiers such as Primark, Marks & Spencer, TK Maxx, River Island Clothing Co. Limited, H&M and Superdry all of whom generate high levels of footfall.

Argyle Street has seen significant recent tenant activity. This includes Sports Direct buying 26/32 Argyle Street for owner occupation, Nationwide taking a new lease over the former Officers Club at 92/96 Argyle Street and both Clarks and Schuh recently extending their leases at 104 & 114 Argyle Street respectively. The ability of Argyle Street to satisfy retailer demand for 'big box' space has been a key reason for its success. Recent 'big box' entrants to the street include TK Maxx, Superdry and H&M. Primark and Marks & Spencer owner occupy their stores.

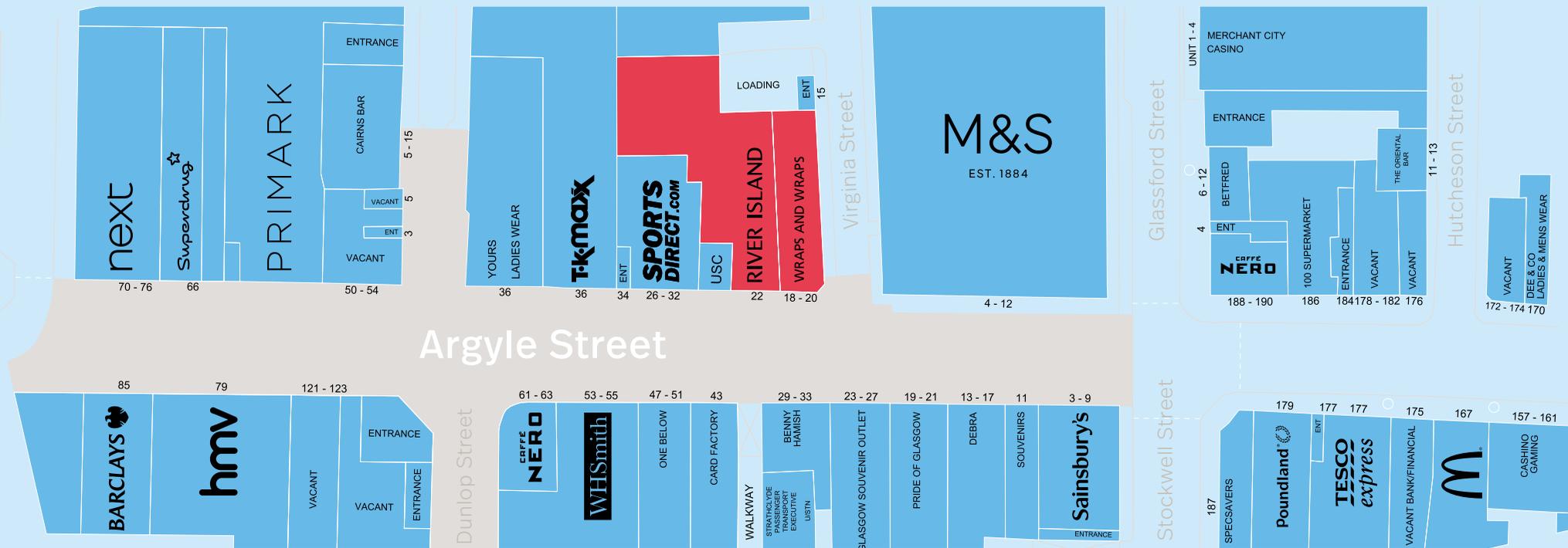




ARGYLE STREET FORMS PART OF GLASGOW'S FAMOUS GOLDEN Z RETAILING PITCH

SITUATION

The subject property occupies a prominent corner position on the north side of Argyle Street, a prime pedestrianised pitch between Miller Street and Virginia Street and opposite the redeveloped St Enoch Centre. Neighbouring occupiers include Next, Debenhams, Marks & Spencer, Superdry, Primark, Footlocker, Barclays and TK Maxx.



PRIMARK

TKmaxx

next

RIVER ISLAND

M&S
EST. 1884

SPORTS
DIRECT.com

DESCRIPTION

The subject property comprises two adjacent retail units. River Island Clothing Co. Limited is arranged over ground and lower ground floors, and Wraps and Wraps over ground floor only. The units are contained within a five-storey building of brick construction under a pitched and slated roof.



EAST END RESURGENCE

It is an exciting time for Glasgow's East End with huge levels of investment helping to promote positive change, growth and vibrancy in this historic district of the city. The East End has undergone a resurgence following significant investment made in conjunction with the 2014 Commonwealth Games. The momentum created continues and below is a sample of the developments planned.



Candleriggs Quarter (above)

The East End's new Candleriggs Quarter is the UK's biggest city centre development outside of London and has consent for 850,000 sq ft of residential, student, hotel and commercial space.

St Enoch Centre

The first phase of a £40m leisure redevelopment, including a nine screen VUE cinema, opened earlier this month. The redevelopment of the former BHS store will see the addition of further retail as well as a total of nine food and beverage units to enhance the current offering in The Atrium food court.

New Hotel Developments

New proposals include a 250-bed hotel with a skybar, ground floor restaurant, bakery, penthouse suites and a gym, situated just off St Enoch Square.

Collegelands Developments

Collegelands is part of a £200m development project that connects Glasgow's Merchant City entertainment district with the East End. The development comprises 588 student study bedrooms.

Airport Tram-Train

The Glasgow airport tram-train will bring millions of additional passengers into Central Station, located just minutes from Argyle Street.

ACCOMMODATION

Below are the net internal floor areas as measured by Plowman Craven.

20-26 Argyle Street - River Island Clothing Co. Limited

Floor	sq ft	sq m
Ground	8,654	804.2
Basement Sales	7,756	720.6
Basement Storage	4,486	416.8
Total	20,896	1,941.6

The reduced area (ITZA) is 3,534 sq ft (328.3 sq m).

18 Argyle Street - Wrapsandwraps Ltd

Floor	sq ft	sq m
Ground	1,856	172.4

The reduced area (ITZA) is 1,111 sq ft (103.22 sq m).

COVENANT

River Island Clothing Co. Limited (00636095) has a Dun & Bradstreet rating of 5A2. For the year ending 28th December 2019 the company reported a Tangible Net Worth in excess of £356,400,000, Sales Turnover in excess of £843,500,000 and Net Profit in excess of £22,000,000.

Wrapsandwraps Ltd are a newco established to operate a trading business for the sale of cards, gifts and event planning merchandise and accessories within Class 1.

TENURE

The property is held on a heritable title (Scottish equivalent of English freehold).



TENANCY

Lease Name	Unit Description	Current Rent	Lease Start	Lease Expiry	MBO	Comment
River Island Clothing Co. Limited	Basement & Ground Floor Premises, 20, 22, 24, 18 & 26 Argyle Street	£285,000	28/11/2003	25/12/2025	25/12/2023	The Tenant is obliged to pay a base rent of £285,000 plus a turnover rent equal to the amount, if any, by which 6.5% of the Tenant's turnover exceeds the base rent figure. There will be a mutual rolling break, on six months' notice wef 25/12/2023
Wrapsandwraps Ltd	Ground Floor, 18/20 Argyle Street	£60,000	06/07/2020	05/07/2021	-	A Notice to Quit has been served on the tenant, which will have the effect of bringing the lease to an end on its natural expiry date of 5 July 2021. The tenant's repairing obligation is limited by reference to a Schedule of Condition.
Total		£345,000				

FURTHER INFORMATION



EPC

Available on request.

VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

Legal

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Proposal

Offers Invited.

Viewing

Please contact the sole selling agents:

Cathal Keane

M 07808 627224

E cathal@sheridanproperty.co.uk

Graeme Millar

M 07523 512804

E graeme@sheridanproperty.co.uk

LONDON OFFICE

10 Fitzroy Square / London / W1T 5HP



**Sheridan
Property
Consultants**

Sheridan Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Sheridan Property Consultants has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate; June 2021.

