

TO LET

PROMINENT RETAIL UNIT

May Suit Class 3 (Food & Drink) or Hot Food Takeaway

324 Argyle Street, Glasgow



Location

The property is situated in a prime location on the northern side of Argyle Street, Glasgow.

Argyle Street forms one of the main thoroughfares within Glasgow City Centre and sits within a mixed use area comprising offices, hotels, residential and retail/leisure. Nearby occupiers include Radisson Blu, JD Wetherspoon, Piccolo Mondo, Piece and Thai Orchid with the new JP Morgan Chase office development located immediately opposite on the south side of Argyle Street.

Description

The property comprises a retail unit over ground floor level only and is set within a traditional style building of sandstone construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit will benefit from a Landlords 'White Box' specification.

Accommodation

The unit is arranged over ground floor only and extends to the following approximate net internal floor areas (no wc area excluded):

Ground Floor (Sales) 1,100 sqft 102.21 sqm

Total Net Internal Area 1,100 sqft 102.21 sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £30,000 per annum exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability (effective 1st April 2023)

Rateable Value	£19,900
UBR (2023/24)	£0.498
Rates payable	£9,911

The above assessment does include a small basement which will not form part of the letting.

Viewings



All viewings and further information is via the sole letting agents.

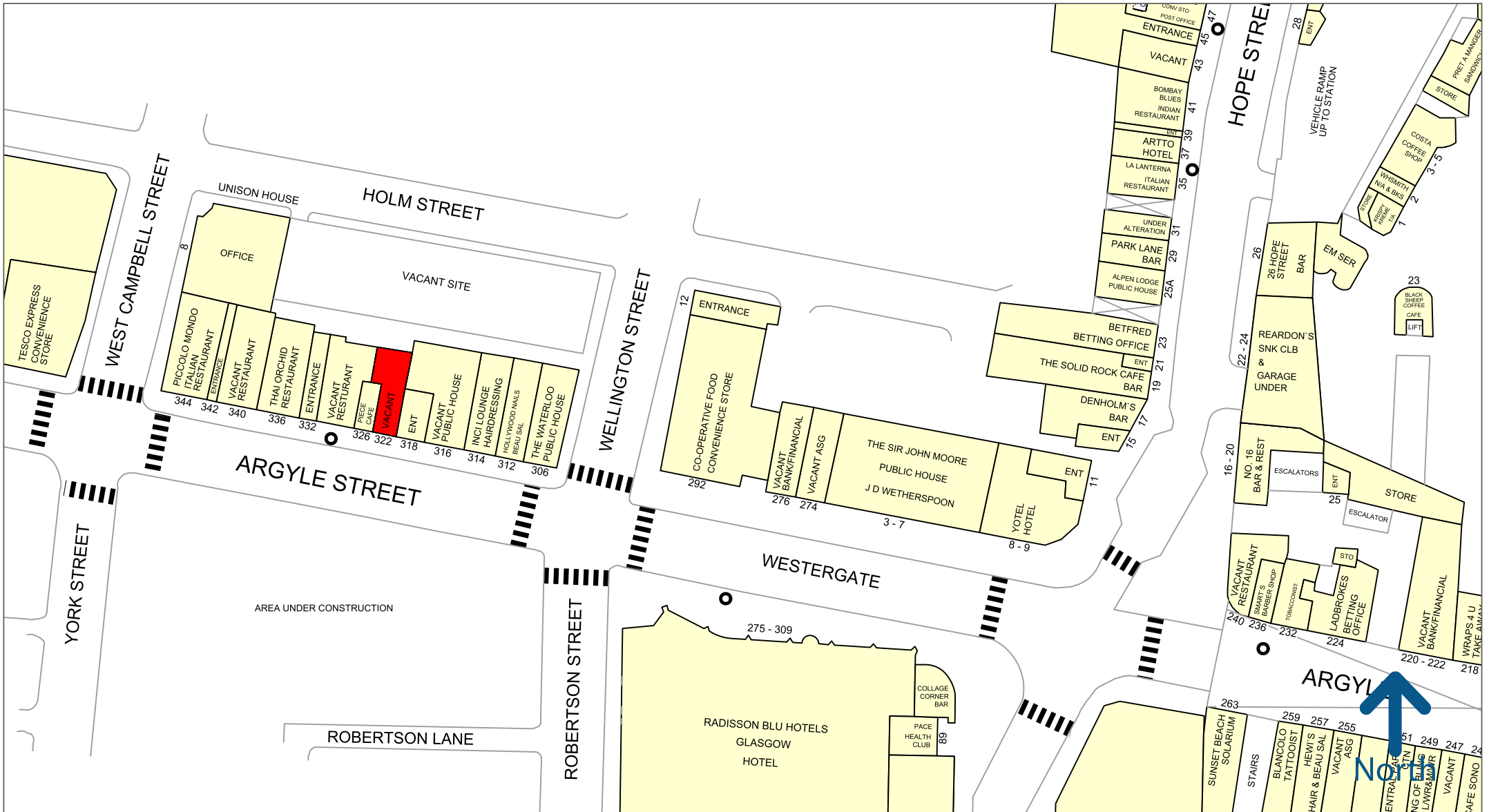
Douglas Hogg

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Subject to Contract
Date: September 2023

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50 metres

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