

# TO LET

PROMINENT RETAIL UNIT

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

326 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 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 and basement levels set within a traditional style building of sandstone construction.

The subjects offer sales over the ground floor with storage and staff facilities in the basement. The unit benefits from an electric roller shutter security grill. .

## Accommodation

The unit is arranged over ground and basement levels and extends to the following approximate net internal floor areas:

Ground Floor (Sales)	498 sqft	46.27 sqm
Basement (Storage)	559 sqft	51.93 sqm

Total Net Internal Area    1,057 sqft    98.20 sqm

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £15,000 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 1<sup>st</sup> April 2023)

Rateable Value	£10,800
UBR (2023/24)	£0.498
Rates payable	£5,378

The subjects may benefit from 100% rates relief under the Small Business Bonus Scheme

## Viewings



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

## Douglas Hogg

HSA Retail

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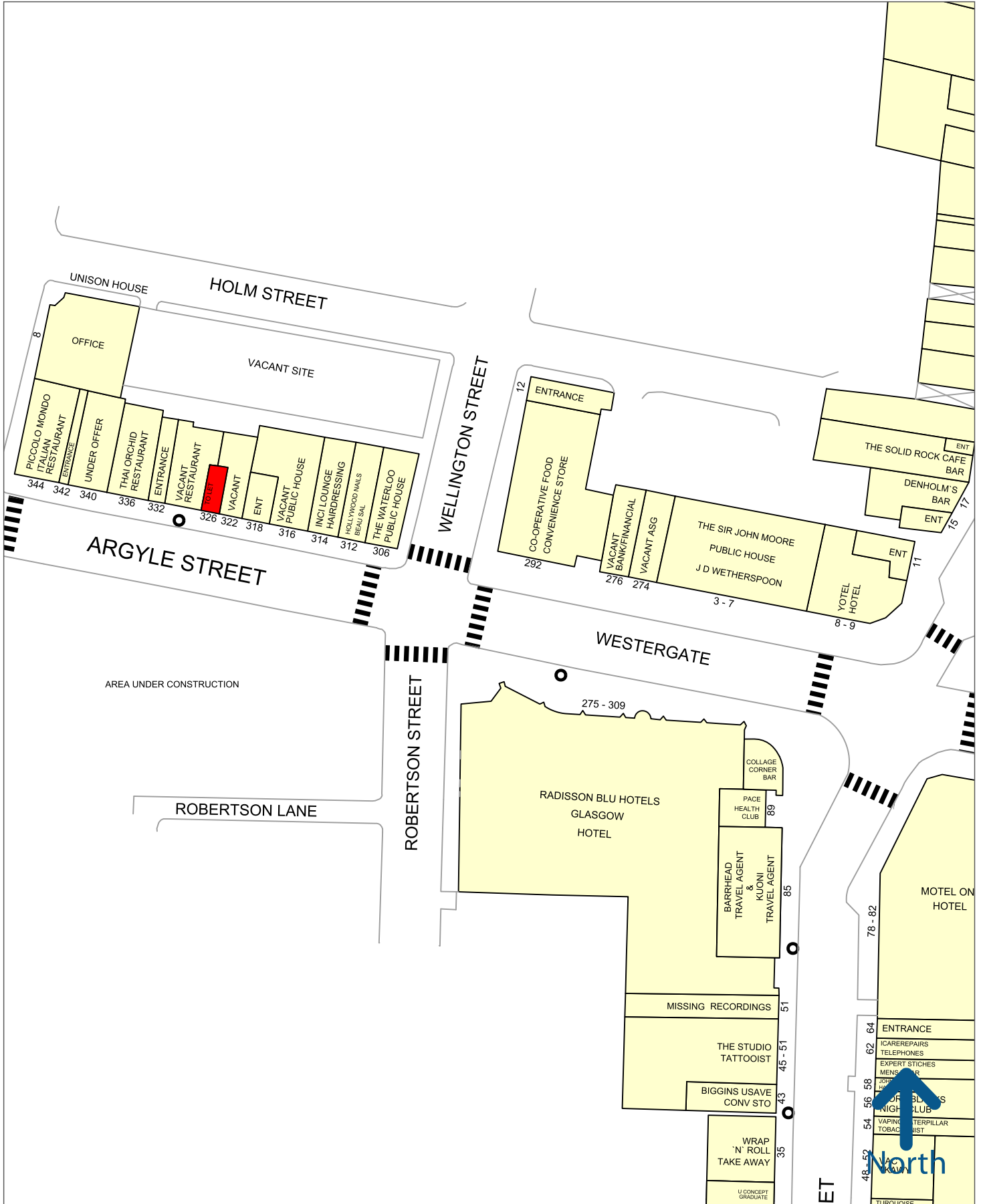
Mob: 07770 926 996

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**Subject to Contract**  
**Date: April 2023**

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50 metres

Experian Goad Plan Created: 12/04/2023

Created By: HSA Retail Limited



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