

TO LET

328 ARGYLE STREET, GLASGOW

PROMINENT CLASS 3 UNIT – HIGH LEVEL OF INTERNAL FIT-OUT



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 an extensively fitted out Café style unit over ground, basement and mezzanine levels and is set within a traditional type building of sandstone construction.

The subjects offer a café/restaurant unit in 'walk in' condition. The property has consent to install a flu extract.

Accommodation

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

Ground Floor	721 sqft	66.98 sqm
Basement	2,010 sqft	186.74 sqm
Mezzanine	306 sqft	28.43 sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £35,000 per annum exclusive.

Premium

Premium offers of £75,000 ex VAT are sought for the benefit of the existing fixtures and fittings

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 a Class 3 (Food & Drink) consent.

Rating Liability (effective 1st April 2023)

Rateable Value	£20,500
UBR (2023/24)	£0.498
Rates payable	£10,209

Viewings



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

Douglas Hogg

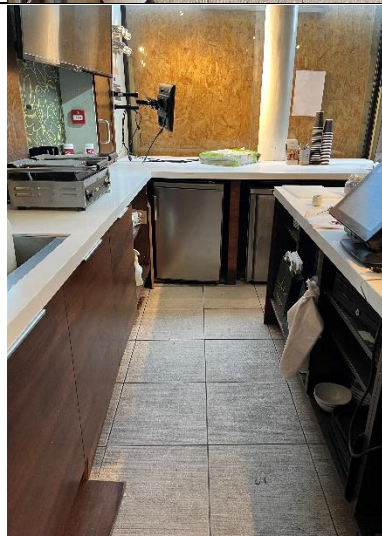
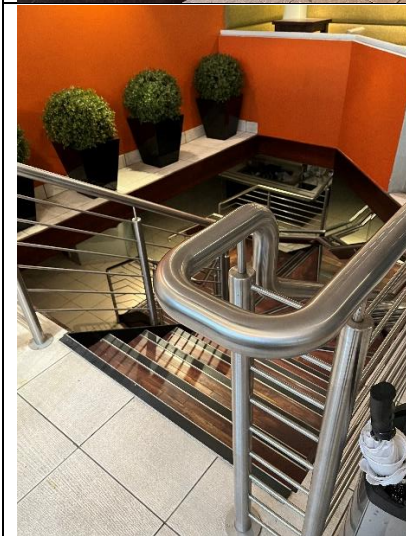
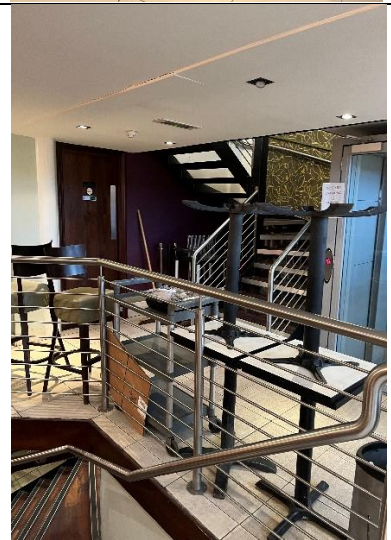
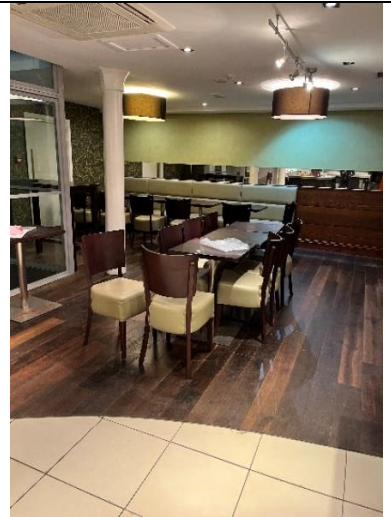
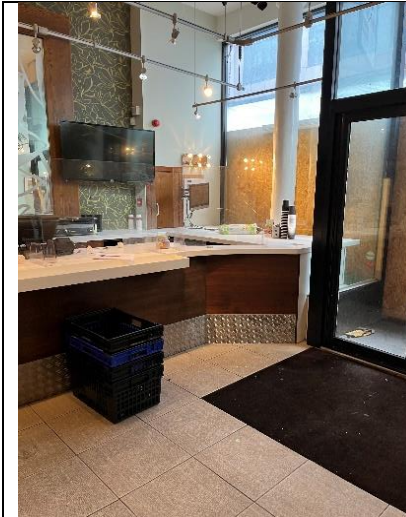
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Subject to Contract
Date: October 2023

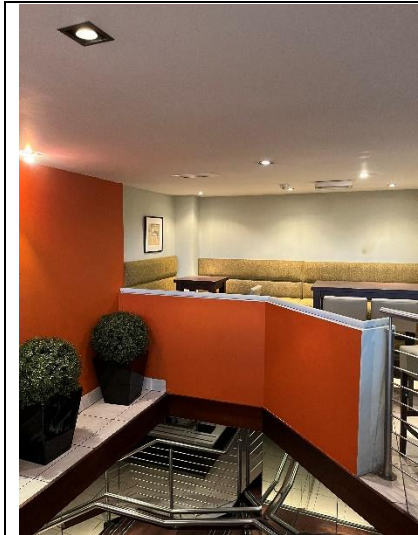
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Ground Floor -328 Argyle Street



Mezzanine Floor -328 Argyle Street



Basement Floor -328 Argyle Street

