

TO LET

PROMINENT RESTAURANT / CAFÉ PREMISES

340 ARGYLE STREET, GLASGOW, G2 8LY



- Located in the heart of Glasgow's CBD/IFSD
- Walking distance from Glasgow Central Station
- In excess of 1,000,000 sq. ft of new development, under construction, in the immediate vicinity
- Adjacent to JP Morgan Chase' new headquarters (270,000 sq. ft), Atlantic Square (300,000 sq. ft), The Grid (277,500 sq. ft) and a short walk from Barclays new (470,000 sq. ft) Glasgow headquarters.

Location

The subjects are located in highly prominent position on Argyle Street, close to the junction with West Campbell Street, in the heart of Glasgow's International Financial Services District (IFSD).

This location has seen significant new office development in the last few years, with nearby occupiers including HMRC, BDO, JP Morgan Chase, Ministry of Defence, BT and many others.

In addition to the corporate and retail offer, the location is very well served by nearby hotels including Radisson Blu, Yotel, Hotel Indigo, Motel One, Ibis Styles and Premier Inn.

Commercial occupiers in the immediate vicinity include Tesco, Piccolo Mondo (restaurant), Thai Orchid(restaurant), Co-op, JD Wetherspoon and many others.

Description

The premises comprise a self-contained ground floor and basement property forming part of a larger traditional 4 storey red sandstone building under a pitched and slate clad roof. Internally the unit is laid out to provide an open plan seating area with kitchen, office and WC accommodation to the rear. The basement area provides additional WC accommodation and staff/storage facilities.

We believe that there is scope to install a trading mezzanine level within the premises given the significant floor to ceiling height.

Accommodation

Ground	119.47 sq. m	(1,286 sq. ft)
Basement	102.19 sq. m	(1,100 sq. ft)

Term

The property is available by way of a new Full Repairing & Insuring Lease for a negotiable duration.

Rental offers over **£45,000** per annum are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2021 is £15,800. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.492p this rateable value will result in an estimated rates liability in financial year 2021/22 of £7,742.00.

Energy Performance Certificate

EPC Rating – Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing & Further Information

All viewing and further information is via the joint letting agents.

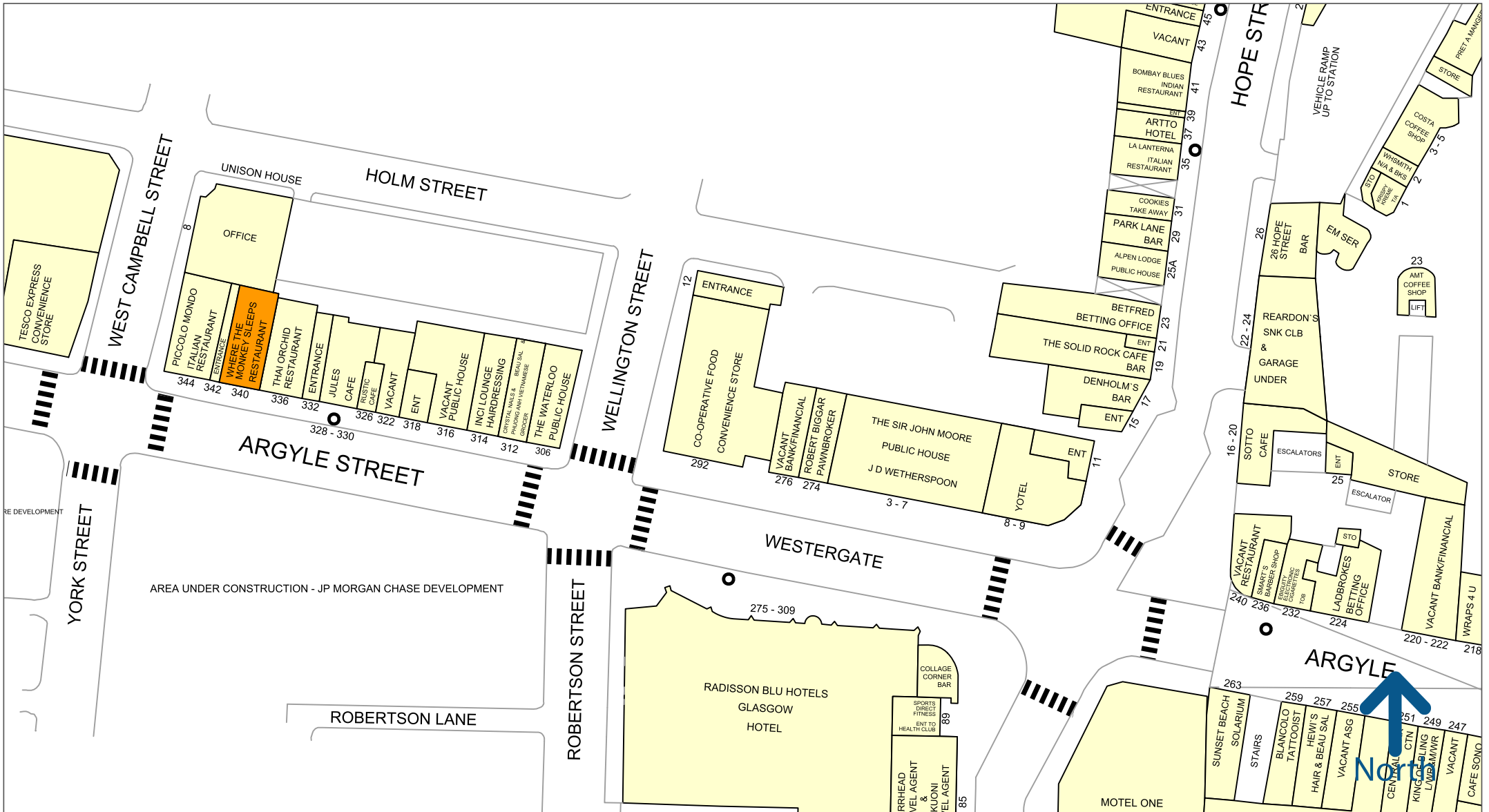
Gordon Nicolson
HSA Retail
Tel: 0141 548 6062
Email: gordon.nicolson@hsaretail.com

Terry McFarlane / Martin Sutherland
G&S
Tel: 07766 551 663 / 07443 668 241
Email: terry.mcfarlane@g-s.co.uk /
martin.sutherland@g-s.co.uk

Graham Wiseman
Stelmain
Tel: 0141 226 5252
Email: gw@stelmain.com

Date of production 28 July 2021

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



Experian Goad Plan Created: 29/07/2021
Created By: HSA Retail Limited

50 metres

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

