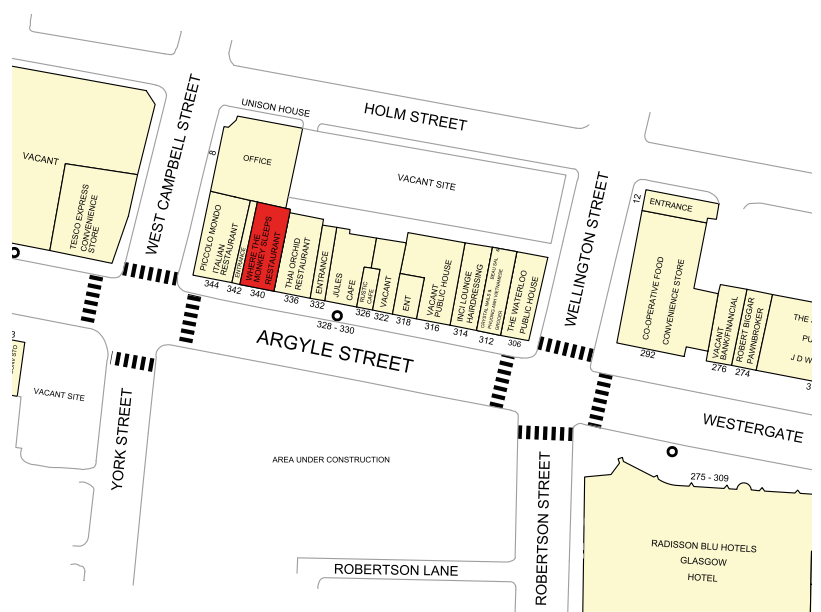




## 340 Argyle Street, Glasgow G2 8LY

- Excellent restaurant premises
- Located in the heart of the IFSD
- City centre location
- Total area 222m<sup>2</sup> (2,390sqft)
- Scope to install mezzanine floor



## 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, Ministry of Defence, BT and many others.

The area is very well served by nearby hotels including Radisson Blu, Yotel, Hotel Indigo, Ibis Styles and Premier Inn. Commercial occupiers in the immediate vicinity include Tesco, Co-op, JD Wetherspoon, William Hill and many others.

## DESCRIPTION/ACCOMMODATION

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.

The premises have the following approximate floor areas.

Ground Floor  
119.47m<sup>2</sup> (1,286sqft)

Basement  
102.19m<sup>2</sup> (1,100sqft)

## TERMS

Our clients are seeking offers in excess of £45,000 per annum for the benefit of a new lease.

## RATING

The subjects are entered in the Valuation Roll as having the following rating assessment.

Rateable Value: £15,800

At this level of rating assessment, the ingoing tenant may be eligible for 25% rates relief. For further information please contact the agents.



## VAT

All figures are quoted as exclusive of VAT at the prevailing rate.

## EPC

An EPC has been prepared for the property and is available upon request.

## LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the ingoing tenant shall be liable for LBTT, Extract Copes and VAT Thereon.

## VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information please contact the agents.

## To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2021