

TO LET - RETAIL

355 - 357A ARGYLE STREET

GLASGOW, G2 8LT



KEY HIGHLIGHTS

- 1,730 sq ft
- Double fronted Class 1A premises
- Basement benefits from separate access at street level
- Well suited for clinic / dentist / cafe / restaurant / retail etc
- Situated within the heart of Glasgow City Centre within IFSD
- Arranged over ground floor and basement
- Rear service yard and parking
- Nearby occupiers include Tesco, Duke Umbrella, i2i Optometry, Piccolo Mondo and Greggs.

SUMMARY

Available Size	1,730 sq ft
Rent	£30,000 per annum
Rates Payable	£11,205 per annum
Rateable Value	£22,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Double-fronted ground Class 1A premises arranged over ground floor and basement levels.

Externally benefits from extensive frontage with customer entrance, there is a separate door for access to the basement.

Internally the ground floor provides open-plan accommodation. A rear staircase provides access to the basement that provides a mixture of cellular and open-plan accommodation that is complete with WC's and kitchen tea-prep.

There is a rear service yard, ideal for deliveries, together with a dedicate car parking space.

Nearby occupiers include Tesco, The Dukes Umbrella, i2i Optometry, Piccolo Mondo and Greggs.

LOCATION

The subjects are located within the heart of Glasgow City Centre within the IFSD on the south side of Argyle Street between its junctions with York Street and James Watt Street. The IFSD is home to a number of high profile office occupiers including JP Morgan, Burness Paull, HMRC, BT and Scottish Government.

Convenient access to public transport links are provided with Glasgow Central just a 5 minute walk west whilst regular bus services operate on Argyle Street itself.

On-street parking is provided to the front as well as the surrounding streets.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,190	110.55	Available
Basement	540	50.17	Available
Total	1,730	160.72	



VIEWING & FURTHER INFORMATION

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