

TO LET - RETAIL

1184 ARGYLE STREET

FINNIESTON, GLASGOW, G3 8TE



KEY HIGHLIGHTS

- 783 sq ft
- Available for immediate occupation
- Arranged over ground floor and basement
- New FRI lease available - £20,000 pa - no VAT
- Located within the popular Finnieston area of Glasgow's West End
- Well-presented Class 1A premises
- Close proximity to The Hydro, Kelvingrove Park, SWG3, Glasgow University
- Eligible for 100% rates relief

SUMMARY

Available Size	783 sq ft
Rent	£20,000 per annum
Rates Payable	£3,944.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced retail premises forming part of a larger tenement building.

Externally benefits from full height traditional shopfront incorporating customer entrance.

Internally the subjects are arranged over ground floor and basement.

The ground floor provides completely open-plan accommodation with a full width staircase to the rear providing access to the basement.

The basement provides full height accommodation ideal for office / storage use.

A single WC and tea prep are provided in the basement.

LOCATION

Finnieston is a densely populated area of Glasgow’s West End, with a large student and young professional population, approximately ¾ of a mile west of the city centre and within of a 15-minute walk of the Hydro, SECC and Glasgow University.

More specifically the subject property is situated on the north side of Argyle Street between its junctions with Derby Street and Gray Street a short distance south of Kelvingrove Park and Kelvingrove Art Gallery.

Metered on-street parking is provided to the front of the subjects.

Regular bus services operate on Argyle Street whilst Kelvinhall Underground Station is a 15-minute walk west and The Exhibition Centre Railway Station just a 5-minute walk south.

Nearby occupiers include El Jefes, Sainsburys, Sano Pizza, Hanami Japanese Restaurant, Velvet Moon Gift Shop and The Park Bar.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	410	38.09	Available
Basement	373	34.65	Available
Total	783	72.74	



VIEWING & FURTHER INFORMATION

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