

## TO LET - OFFICE / RETAIL

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16 TRONGATE

GLASGOW, G1 5EU



### KEY HIGHLIGHTS

- 1,234 sq ft
- Double frontage onto Argyle Street
- Available for immediate occupation on new FRI lease
- Nearby occupiers include Guitar Guitar, Purple Cat Cafe, Eda Turkish Restaurant, Sneakers ER, Maggie Mays, Tron Theatre, Outlier
- Property under full refurbishment
- Arranged over ground floor
- Benefits from Class 1A Consent, may be suitable for others subject to planning

SUMMARY

Available Size	1,234 sq ft
Rent	£25,000 per annum
Rates Payable	£8,515.80 per annum
Rateable Value	£17,100
Service Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor retail unit forming part of a larger five-storey sandstone building. The upper floors are currently utilised as offices and workshop / studio space. The building was constructed during the late 1920s and comprise a grand, architecturally striking landmark.

Internally the unit benefits is in the process of being refurbished to provide attractive retail accommodation complete with WCs to the rear. Sufficient height for mezzanine if required.

LOCATION

The subjects are located within the heart of the Merchant City, on the north side of Trongate at its junction with High Street. The premises are approximately a five-minute walk from the city centre, both High Street and Argyle Street railway stations are within walking distance in addition to a number of bus services operating on Trongate. Nearby occupiers include Guitar Guitar, Purple Cat Cafe, Eda Turkish Restaurant, Sneakers ER, Maggie Mays, Tron Theatre, Outlier.

ACCOMMODATION

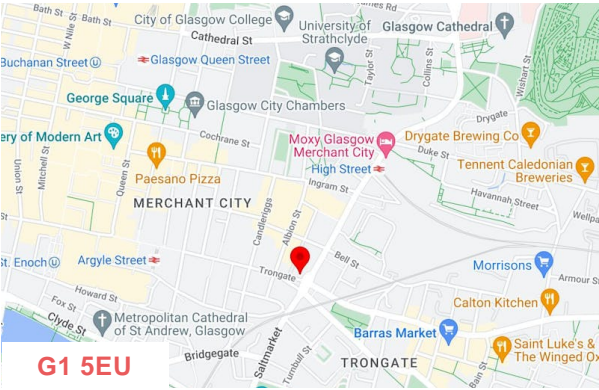
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,234	114.64	Available
<b>Total</b>	<b>1,234</b>	<b>114.64</b>	

JOINT AGENT

Graham + Sibbald

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VIEWING & FURTHER INFORMATION

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