

RARE OPPORTUNITY – WEST END

TO LET

RESTAURANT / RETAIL UNIT



**1365 ARGYLE STREET
GLASGOW
G3 8AF**

- Rare opportunity – modern retail unit / restaurant
- Popular Glasgow West End location
- Also suitable for Class 1 or Class 2 use
- Close to Finnieston strip

Location:

The subjects are located in a prominent position at the junction of Argyle Street and Hastie Street within the city's West End and are situated directly opposite the Kelvingrove Art Gallery and Museum which attracts over 1m visitors per year. The popular Byres Road area is short distance away offering a variety of shops, restaurants and bars.

Description:

The premises occupy the ground floor of a mixed commercial and residential property within a modern block, built over 5 storeys.

At present, the shop is fitted out internally as a coffee shop / restaurant.

Floor Area:

In accordance with the RICS Code of Measuring Practice, we calculate the net internal area of the property to be 1870 sq.ft. (173.73 sq.m.).

Lease:

The property has planning for Class 3 Restaurant use, however also lends itself to Class 1 or Class 2 use.

The subjects are being offered on a new Full Repairing & Insuring lease on a term to be negotiated.

Rental:

Rental offers over £37,500 per annum are invited. The rent is payable quarterly in advance.

VAT:

No VAT is payable on the rent.

Rateable Value:

The property is entered in the Valuation Roll with a current Rateable Value of £27,000. The current rate poundage in Glasgow City Council for 2018/2019 is 48p.

EPC:

An EPC can be provided on request.

Entry:

The property will be available immediately.

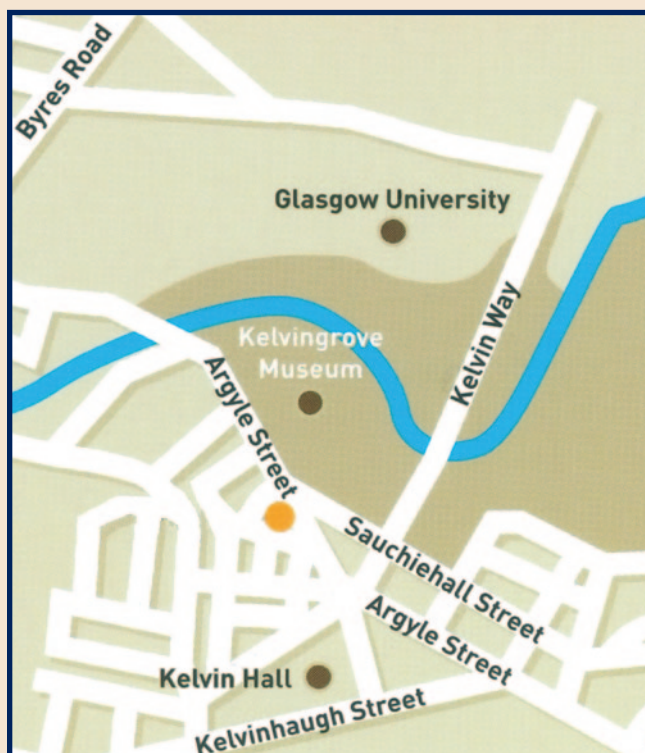
Legals:

Each party will be responsible for payment of their own legal costs incurred in the transaction.

Viewing / Further Information:

Strictly by appointment with the letting agent, please contact:-
Neil Munro
Neil Munro Property
10 Bulloch Avenue
Glasgow
G46 6NF

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Kelvingrove Art Gallery and Museum