

#### Location

The subject property is prominently located on Argyle Street within Glasgow's International Financial Services District.

The unit is situated in close proximity to the main retail destination of Buchanan Street, St Enoch Square shopping centre and the Radisson Blu Hotel.

The area is well serviced by public transport with Glasgow Central Railway station located less than five minutes walk as is St Enoch Underground Station.

There are a number of exciting large scale developments underway in close proximity, including Osborne & Co's new 270,000 sq ft Grade A office which is to be occupied by JP Morgan in 2022.

#### Description

The subjects are arranged over ground, mezzanine and lower ground floors, benefitting from a significant café fit out and ambulant lift between ground and basement floors.

The ground floor benefits from full height glass frontage with space for outdoor seating. Internally, there is a fitted kiosk, seating and WCs. A staircase leads to the mezzanine seating area.

The lower ground floor level is accessed via a staircase and is fully fitted with hot food and cold food self-service stations, additional seating and a walk in fridge-freezer.

Floor	Sq ft	Sq m
Ground	721.08	66.99
Mezzanine	305.91	28.42
Lower Ground	2,010	186.74
<b>Total</b>	<b>3,037</b>	<b>282.15</b>

#### Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

#### Rent

Offers over £35,000 per annum are sought.

#### Terms

Available on application.

#### Price

On application.



#### Planning

We understand the unit has Class 1 (Retail) consent and has been permitted to trade as a catering business with ancillary café/ takeaway usage. The premises may be suitable for class 3/hot food takeaway consent subject to securing the necessary consents.

#### Business rates

We understand that the property is assessed as follows:

**Rateable value:** £16,400

Interested parties should make their own enquiries with the Local Authority to verify this information.

## EPC

The Energy Performance Certificate can be made available on request.

## VAT

VAT if applicable will be charged at the standard rate.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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## Highlights



3,037 sq ft



Central Glasgow  
Location



Fully fitted unit



Close proximity to  
Glasgow Central railway  
station



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## Visit us online avisonyoung.co.uk

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