



## Fully Refurbished Retail Premises

326 Argyle Street, Glasgow G2 8LY

### Location

The property is situated on the north side of Argyle Street, one of Glasgow's principle retailing thoroughfares, and is located between Wellington Street to the east and West Campbell Street to the west, in the heart of Glasgow city centre.

The premises are located to the west of the prime section of Argyle Street, and are in the heart of Glasgow's International Financial Services District (IFSD) benefiting from a substantial day time and evening working and resident population.

The local landscape is dramatically changing, directly opposite the premises shall be the new offices of JP Morgan where shall have 2,700 employees. Diagonally opposite BAM Properties 300,000 sq.ft development for HMRC is at an advanced stage and 2,500 employees are expected to be based here.

Surrounding occupiers include Jules Café, Where the Monkey Sleeps, Piccolo Mondo Restaurant, Thai Orchid and Tesco Express. The brand new Yotel and the Radisson Blu are all closeby. Glasgow Central train station is a short walk to the east.

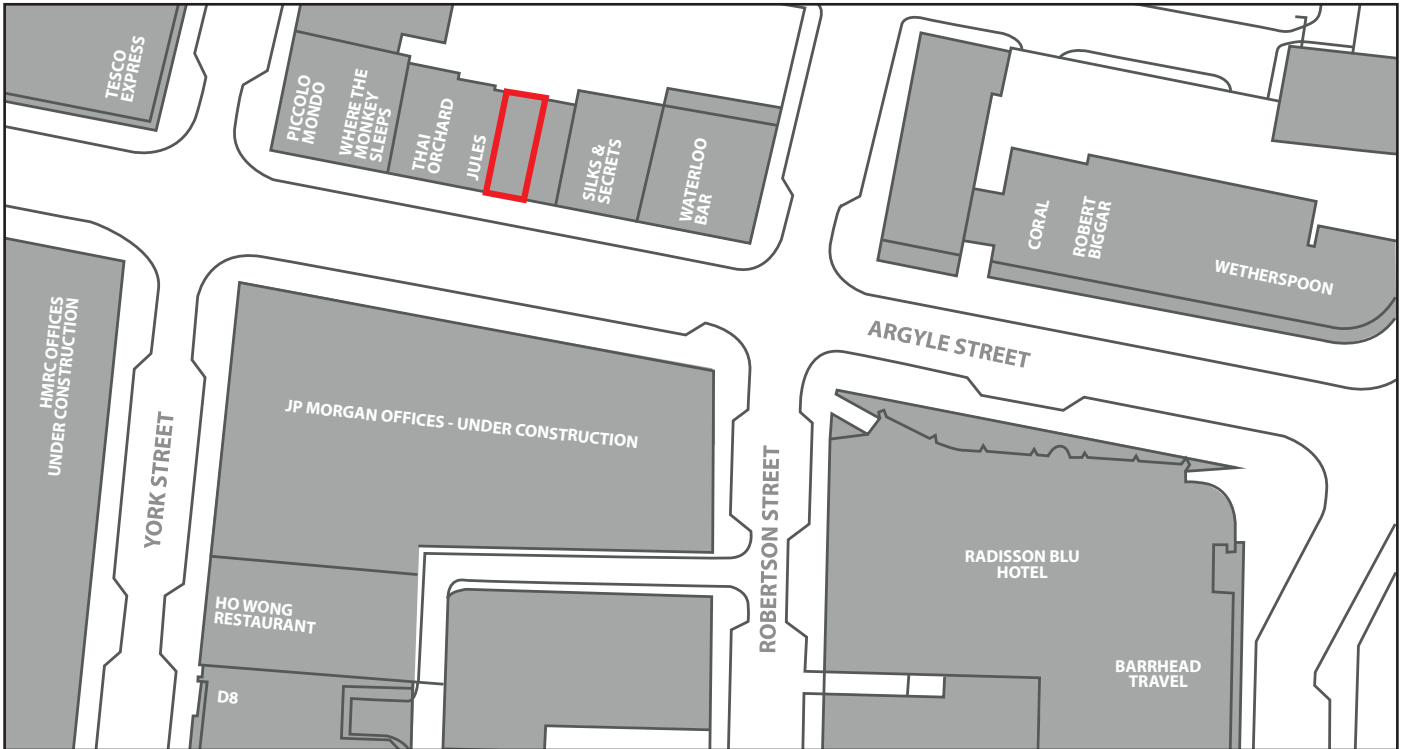
### Description

The property comprises a modern single fronted shop unit over ground and basement floors within a substantial 6 storey red sandstone city centre building.

The shopfront is modern set behind electric security shutters. The ground floor comprises modern retail accommodation with stairs leading to the basement which provides three rooms, staff toilet and a kitchen / staff area.

### Floor Areas

Frontage	3.5m / 11 ft 6 in	
Ground Floor	480 sq ft	45 sq m
Basement	625 sq ft	58 sq m
Total	1,105 sq ft (103 sq m)	



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### VAT

All prices, rents, premiums, etc are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

### Energy Performance Certificate

A copy of the EPC will be provided on application.

### Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

### Viewing

Strictly through the agents:

**Marc Erunlu**  
marc@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
72 Waterloo Street, Glasgow G2 7DA

**info@lapsleymcmanus.com**

### Rent / Sale Terms

Offers over £16,000 per annum.

Our client offers the premises on a new FRI lease for a negotiable period. For price details please contact the agent.

### Business Rates

RV	£8,600
Payable	£4,128

The premises qualify for 100% Rates Relief, for further information please contact the Director of Finance at Glasgow City Council.

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. March 2021.

**For further information please call today 0141 556 1222**