



QUALIFIES FOR
100% RATES RELIEF

West End Retail Premises (with potential for alternative uses)

1303 Argyle Street, Yorkhill, Glasgow G3 8TL

Location

The subjects occupy an excellent location on the south side of Argyle Street within the block bounded by Haugh Street to the east and Old Dumbarton Road to the west, lying within the Yorkhill area in the heart of Glasgow's West End and around 1 mile from the city centre.

Surrounding occupiers include Roast Coffee Shop, Green Chilli Restaurant, Happy Lets, Lola Opticians, Firebird, Ashoka West End, Boots, Tesco Express, Mother India's Café, Jays Korean BBQ and Brewdog.

Local attractions include the Kelvingrove Art Gallery, the Kelvin Hall arena, Kelvingrove Park and the University of Glasgow all lying within close proximity to the subjects. Also, closeby is the site of the former Western Infirmary currently being redeveloped to provide a mix of educational facilities, student housing and residential.

The subjects lie to the edge of Finnieston, voted in The Times as one of the UK's Hippest Places, and forms part of the highly popular circuit of bars and restaurants.

The premises are a short drive from Junctions 17 & 18 of the M8 motorway. Kelvinhall Subway Station is a short walk from the subjects. Pay and display parking is available locally.

Description

The premises comprise a ground floor and basement shop within a 4 storey blonde sandstone tenement.

The premises benefit from excellent frontage either side of a centrally positioned entrance door. Internally, the subjects offer excellent floor to ceiling height and benefit from a mezzanine floor to the rear. Stairs to the rear lead to the basement which can be used for storage. The WC is located to the rear.

The floor throughout is timber with a vinyl overlay. The walls and ceiling are plaster and painted and lighting is from surface mounted fluorescent strip fittings.



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Floor Area

Ground Floor	886 sq ft	(82.34 sq m)
Mezzanine	210 sq ft	(19.52 sq m)
Basement	335 sq ft	(31.13 sq m)
Total	1,431 sq ft	(133 sq m)

Rent / Terms

Rental offers in excess of £20,000 pa are invited.

The lease shall be on full repairing and insuring terms for a period to be agreed.

Business Rates

RV	£14,100
UBR	£0.49 / £1 (2019/20)
Payable	£6,910

The premises qualify for 100% Rates Relief under the Small Business Rates Relief ,for further information on the qualifying criteria please contact the Director of Finance at Glasgow City Council.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs

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

Date of entry

By arrangement.

Viewing

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For further information please call today 0141 556 1222