



## Retail Premises

1022 Argyle Street, Finnieston, Glasgow G3 8LX

### Location

Finnieston is now the most fashionable part of Glasgow. Since the development of the OVO Hydro concert venue which attracts on average 1 million visitors per year, the area has become enormously popular for restaurants and bars.

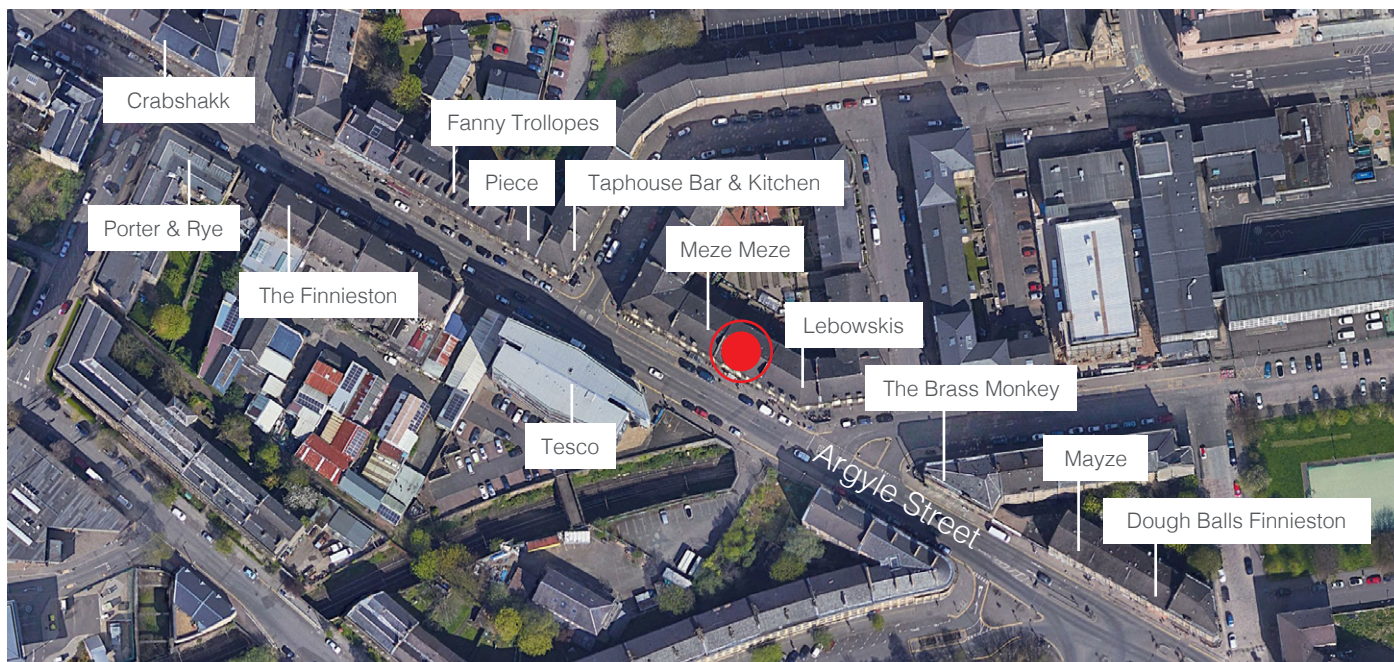
The subjects are located on the north side of Argyle Street within the block bounded by Berkeley Street to the west and Kent Road to the east. Located within a 10 min walk from the city centre, the district is now home to a vibrant mix of bars, restaurants, offices and dwellings. Significant residential developments are planned locally.

Surrounding occupiers closeby include Usta and Meze Meze Restaurants, Ten 3 Hair Design, The Dirty Duchess, Life Four Cuts, M& R nails & Beauty, Finnieston Pizza Lab and Lebowski's Bar. A Tesco Express and Lidl provide the focus for food retailing in the area.

In addition to the Hydro, also within a close walk are the SEC, University of Glasgow and Kelvingrove Park as well as the world famous Kelvingrove Art Galleries. Transport connections in Finnieston are excellent, with the M8 motorway and regular bus services all close at hand. Exhibition Centre railway station is within a few minutes' walk and directly connects to Glasgow Central Station.

### Description

The property comprise a ground floor shop units within a 4 storey blonde sandstone tenement. The premises benefit from a good size timber framed display window taking advantage of excellent floor to ceiling height of 3.5m. The floor to ceiling height is 3.5m rising to 4m to the original ceiling. Internally the premises provide an open plan arrangement with a WC to the rear. We anticipate an incoming tenant undertaking a complete refit.



### Floor Area

Net Internal Area: 328 sq ft (30.50 sq m)

### Rent / Terms

Offers over £11,500 per annum. There is no VAT payable on the rent.

The premises are available on a new Full Repairing and Insuring lease.

### Business Rates

RV £7,600  
Payable c. £3,800

The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information please contact the Director of Finance at Glasgow City Council.

### Common Charges

The tenant shall meet an equitable share of the common / factoring charges for the tenement together with a share of the buildings insurance premium.

### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

### 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.

### Date of Entry

By arrangement.

### Energy Performance Certificate

A copy can be provided upon request.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

**Marc Erunlu**  
[marc@lapsleymcmanus.com](mailto:marc@lapsleymcmanus.com)

**Emma Louise Erunlu**  
[emma@lapsleymcmanus.com](mailto:emma@lapsleymcmanus.com)

**Lapsley McManus Property Consultants**  
Clyde Offices, 48 West George Street, Glasgow G2 1BP

[info@lapsleymcmanus.com](mailto:info@lapsleymcmanus.com)

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. July 2024