

## TO LET

PROMINENT CITY CENTRE LICENSED RESTAURANT OPPORTUNITY

**363 ARGYLE STREET, GLASGOW, G2 8LT**



### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of 2 million.

The subjects are situated on the south side of Argyle Street at its junction with James Watt Street within Glasgow's evolving IFSD. This location is currently undergoing a huge transformation, with JP Morgan Chase' new 270,000 sq. ft technology base under construction one block to the east, HMRC relocating to 187,500 sq. ft at 1 Atlantic Square immediately adjacent to the subjects.

Other notable onsite development in the immediate vicinity include M&G's 277,500 sq. ft development, 'The Grid' and Drum Property Groups development of Buchanan Wharf, which will include 470,000 sq. ft of office space pre-let to Barclays PLC.

## Description

The subjects comprise a well configured restaurant premises arranged over ground floor, where upper floors are in residential occupancy.

The subjects extend to the following internal area which have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition;

Floor	sq m	sq ft
Ground	259.19	(2,790)

There is the potential to extend the unit by a further 1,015 sq. ft, further details available on request.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £42,500.

Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2019/20 of £20,825.00

## Term

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration, incorporating annual Landlord breaks.

## Rent

Offers over £60,000 per annum are invited.

## Energy Performance Certificate

Full Energy Performance Certificate available on request.

## Licence

The subjects benefit from an alcohol licence which can be transferred to the ingoing tenant upon completion of satisfactory statutory licensing and legal Lease formalities.

Further information available on request

## Costs

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

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## Viewing & Further Information

All viewing and further information is via the joint letting agents.

### Gordon Nicolson

HSA Retail

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### Brogan Grier

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Subject to Contract

Date: 4 Dec 2019

**Misrepresentation Act 1967:** HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



**Promapv2**  
LANDMARK INFORMATION

Getmapping, plc 2017.  
Platmap Scale - 1:4000. Paper Size - A4

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