



TO LET

Excellent Shop/Office Premises



1186-1190 Argyle Street, Glasgow



FURTHER INFORMATION AND VIEWING
Strictly by appointment through the sole agent.

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LOCATION



The property is situated in the Finnieston area, known as the “New West End”, now well regarded for its bars, restaurants, art galleries and other niche retailers.

The premises are on the north side of Argyle Street between Derby Street and Gray Street in the same block as The Park Bar.

DESCRIPTION

The property comprises two ground and basement shops which interconnect on both levels. They are currently fitted for office/studio use to an excellent standard such that they could easily be converted to a gallery on both levels.

RATING

Entered in the current Valuation Roll at 1186 - RV £4,000 and 1190 - RV £8,300.

PLANNING

Whilst the premises are used for office/studio purposes we would expect restaurant or hot food carry out would be permitted, obviously subject to Local Authority Consent.

LEASE TERMS

The client will lease as a whole or in part on the undernoted basis.

Rental 1186: £10,000 p.a. exclusive.

Rental 1190: £20,000 p.a. exclusive.



FLOOR AREAS & DIMENSIONS

	Geographics - 1190		AD Tax Solutions - 1186	
	Metres	Feet Ins	Metres	Feet Ins
Gross Frontage	7.65	25 1	3.74	12 3
Internal Width	7.14	23 5	3.33	10 11
Sales Depth	8.0	26 3	9.24	30 1
	Sq Metres	Sq Feet	Sq Metres	Sq Feet
Ground	80.89	870	43.40	467
Basement	39.95	852	39.95	430
Ancillary				
Total	143.63	1,796 9	99.66	949 5.1

