

1194 Argyle Street,
Glasgow, G3 8TE



Ground Floor
42.02 SQ M (452 SQ FT)

Basement
26.82 SQ M (289 SQ FT)

Property Details

- Former aesthetics clinic in prime Finnieston location.
- Arranged over ground floor and basement level.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Offers in the region of £20,000 per annum.

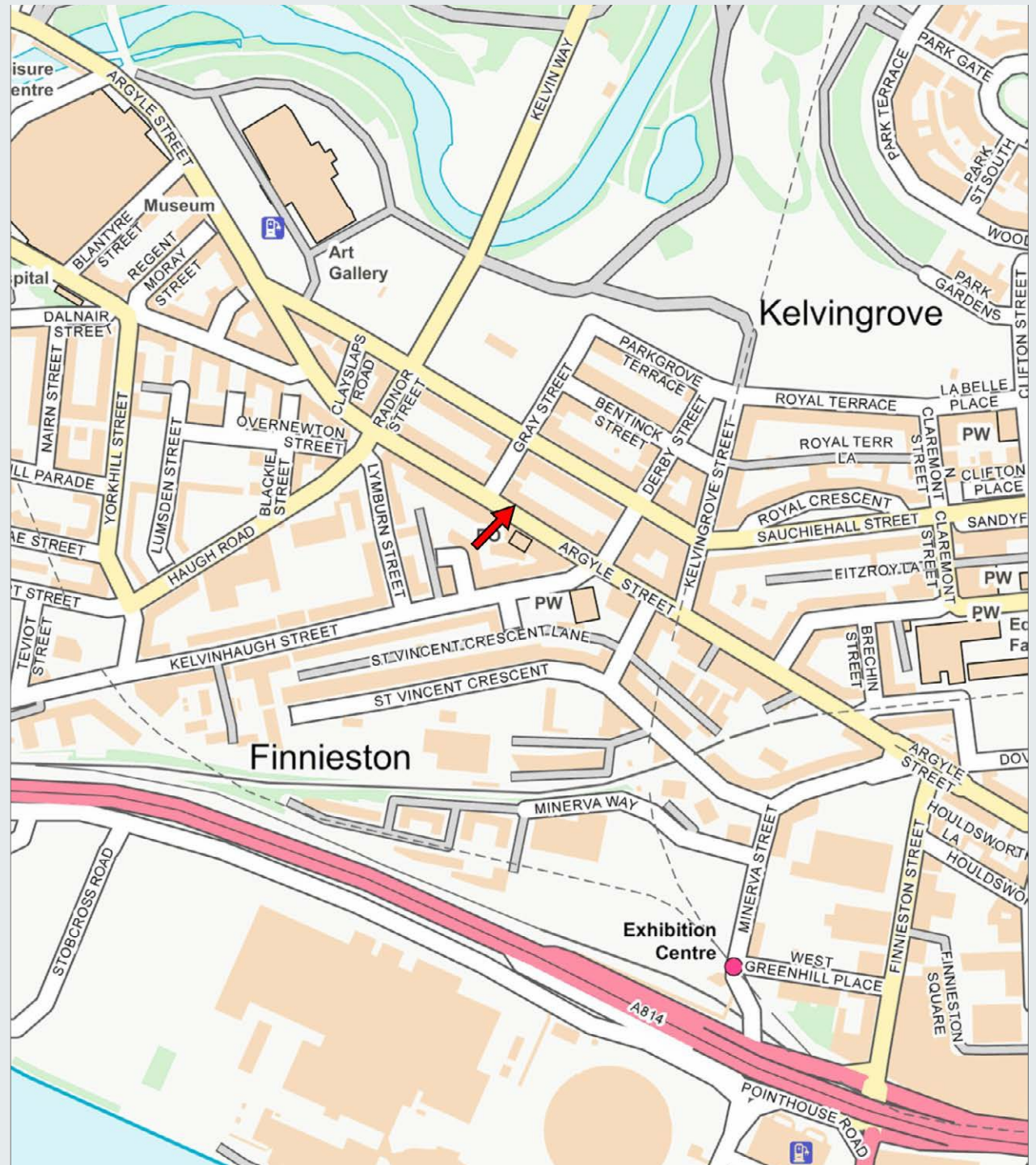
Location

The subjects are located on the eastern side of Argyle Street within close proximity to its junction with Kelvinhaugh Street, Derby Street, Radner Street and Haugh Road, sitting on one of Glasgow's West End busy commercial thoroughfares on Argyle Street.

The immediate surrounding area mixed in nature including retail, office, leisure and residential occupiers with predominantly traditional tenement style buildings comprising commercial occupiers within the ground floor accommodation with residential uses at the upper levels. Neighbouring occupiers are primarily local retailers, including Post Office, Sainsbury's Local, El jefes, Hanami and The Park Bar.

The subjects benefit from excellent transport links being in close proximity to Exhibition Centre train station and a plentiful supply of bus routes along Argyle Street. The Clydeside Expressway with access to the Clyde Tunnel to the west and the motorway network to the east is located within a short drive.

The approximate location of the subjects is shown on the appended plan.



Property Details

Description

The subjects comprise a mid-terraced retail unit across the ground floor and basement within a four-storey tenement style building of sandstone construction and surmounted by a pitched roof.

Internally, the subjects were previously used as an aesthetics clinic providing a reception area, 2 treatment rooms, storage and toilet facilities. The basement is predominantly used for storage and is accessed through a hatch.

Access to the premises is through single entrance door, protected by electric roller shutters. The subjects benefit from full height glazed frontage providing exceptional natural daylight.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	sq m	sq ft
Ground	42.02	452
Basement	26.82	289
Total	68.84	741

Non Domestic Rates

Rateable Value - £8,100.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subjects to occupier status.

Please note that a new occupier has the right to appeal the current assessment.

Lease Terms

Offers over £20,000 per annum are invited.



Property Details

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT which may be chargeable.

Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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