

TO LET/MAY SELL

PROMINENT RETAIL UNIT / OFFICE UNIT
CAPABLE OF SUBDIVISION



THE BRIDGE

348-382 ARGYLE STREET

GLASGOW G2 8LX

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 with an estimated shopping catchment in excess of 2 million.

The property is located on the north side of Argyle Street between its junction with Blythswood Street and West Campbell Street. The subjects occupy a prominent corner position within The Bridge, a 13 storey residential/commercial building located 2 minutes walk from Glasgow Central Station and 200 metres from Argyle Street's junction with the M8 motorway.

The subjects are located within the International Financial Services District which is home to numerous high profile office occupiers including Scottish Government, Barclays Wealth, MacRoberts LLP and Morgan Stanley. Other surrounding occupiers include Tesco Express, William Hill, Premier Inn, Radisson Blu Hotel, Jules Coffee Shop and Thai Orchid Restaurant.

THE BRIDGE, 348-382 ARGYLE STREET, GLASGOW G2 8LX

DESCRIPTION

The subjects comprise a multi-windowed double height retail/office unit arranged over ground and mezzanine floors. A separate means of access to the mezzanine floor is possible both from Argyle Street and Blythwood Street. There may be potential to sub-divide the property depending on specific occupier requirements.

Internally, the property currently provides high quality, modern, open plan accommodation, incorporating reception and meeting rooms for members of the public.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Ground Floor	7,599 sq ft (706 sq m)
Mezzanine	5,328 sq ft (495 sq m)

Please note the premises are capable of sub-division. Further information available on request.

PARKING

The unit on sale comes with 6 spaces.

PLANNING

The property currently benefits from Class 2 (Financial, Professional and other services) which allows for Class 1 (Retail) use. The property may be suitable for alternative uses such as Class 3 (Restaurant) use. Interested parties are advised to contact the local planning authority.

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £153,000

Commercial Rate Poundage £0.458
(exclusive of water and sewerage rates)

RENT

On request.

LEASE TERMS

New long terms FRI lease is available.

OFFERS

On request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D+. A copy of the EPC and Recommendation Report can be provided upon request.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION



Alan BW Stewart
0141 229 5494
alan@breckpc.co.uk

Andrew Britton
0141 275 3306
andrew@culverwell.co.uk

Copyright and Confidentially, 2017 © Crown Copyright and database rights 2017. OS 100019855. Licence No. PU100017316. For more information on our products and services visit www.experian.co.uk/goad. 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 these details have been printed, circumstances may change out with our control. Breck Property / Culverwell for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Property / Culverwell has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. January 2023.