# 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.

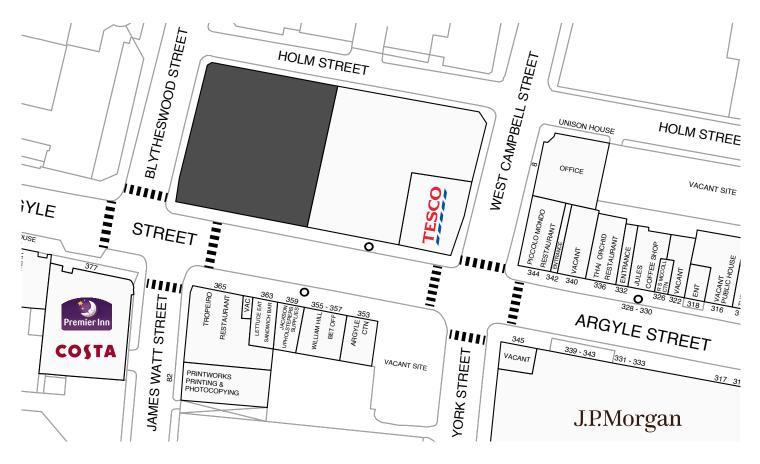
The property is located on the north side of Argyle Street between its junction with Blythswood Street and West Campbell Street. The subjects occupy a prominent corner position within The Bridge, a 13 storey residential/commercial building located 2 minutes walk from Glasgow Central Station and 200 metres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

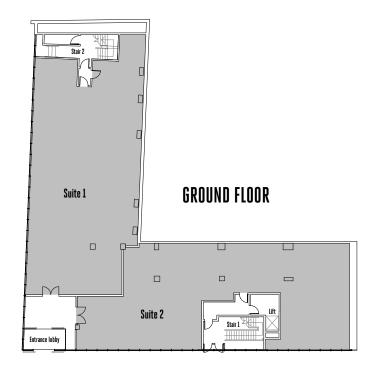


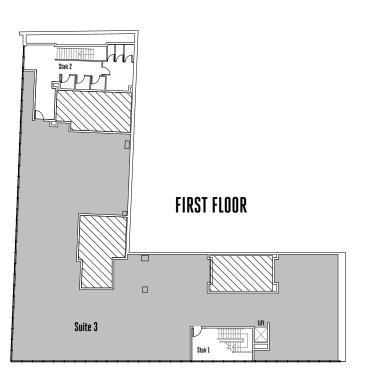


## THE BRIDGE, 348-382 ARGYLE STREET, GLASGOW G2 8LX



### **POTENTIAL SUB-DIVISION**









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#### 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 Blythswood 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





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## Culverwell