

# Ryden

## TO LET

**PROMINENT RETAIL UNIT WITH  
CLASS 4 CONSENT**

**226 SQ M (2,430 SQ FT)**

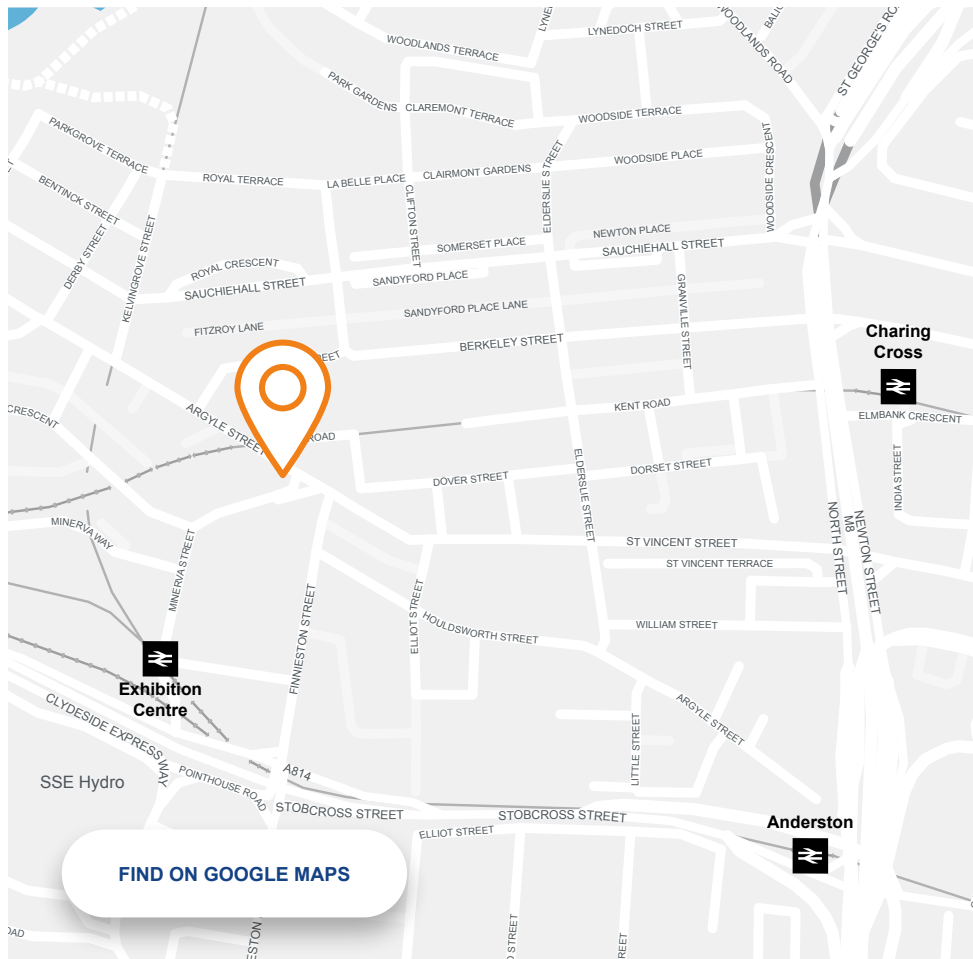


**995-1003 ARGYLE  
STREET  
GLASGOW  
G3 8LZ**

**PROMINENT UNIT  
LOCATED WITHIN  
FASHIONABLE  
FINNIESTON LOCALE**

**NEW FRI LEASE ON  
FLEXIBLE TERMS**

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## LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

The subjects are situated on the south side of Argyle Street on the junction of Minerva Street within the fashionable Finnieston district, approximately 1 mile west of Glasgow City Centre. Finnieston is an area which attracts restaurants and bars and is within walking distance of the striking riverside venues; Riverside Museum, SEC Armadillo and OVO Hydro.

Finnieston is a predominantly residential area with flats above ground floor commercial units. The subjects are situated within a mix of local and national occupiers including the Dirty Duchess and Lebowskis licensed premises, USTA, Tesco Express, Joia Restaurant and Bar.

## DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement and is currently used as office space. The ground floor comprises an office/sales area with WC to the rear and further ancillary accommodation at basement.

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION  | SQ M       | SQ FT        |
|--------------|------------|--------------|
| GROUND FLOOR | 131        | 1,405        |
| BASEMENT     | 95         | 1,025        |
| <b>TOTAL</b> | <b>226</b> | <b>2,430</b> |

## RENT

£32,000 per annum exclusive.

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating a 6 year term with upward only rent review on year 3.

## EPC

Available upon request.

## RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £25,750. The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498. Rates payable amounts to £12,823.50 excluding water & sewerage.

## PLANNING

The subjects have a Class 4 (office) use, however other uses may be considered subject to planning.

## ENTRY

Upon agreement.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**EXCELLENT  
OPPORTUNITY IN  
SOUGHT AFTER  
LOCATION**

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(2,430 SQ FT)**







# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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## Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2024**



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