

## FOOD COURT DEVELOPMENT OPPORTUNITY

- > GIA:-1,377.63 SQ M, (14,836 SQ FT)
- > BUSY RETAILING PITCH WITHIN THE HEART OF THE CITY CENTRE
- > HIGH LEVEL OF PASSING FOOTFALL BEING CLOSELY LOCATED TO GLASGOW CENTRAL STATION
- > CLASS 3 RESTAURANT CONSENT GRANTED
- > FOOD COURT OPPORTUNITY WITH MULTIPLE TRADING OPPORTUNITIES
- > RENT: ON APPLICATION
- > SALE PRICE: PRICE ON APPLICATION



# TO LET/MAY SELL

**217 ARGYLE STREET, GLASGOW, G2 8DL**

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## LOCATION

Glasgow is Scotland's largest city, with a population of roughly 660,000 people and a wider catchment area of approximately 2 million people.

The subjects are situated on the south side of Argyle Street at the "Four Corners" junction with Union Street adjacent to the 'Heilanman's Umbrella' overpass to Central Station. The area is a well-known retail and restaurant hotspot with neighbouring tenants including McDonald's, KFC, Taco Bell, Tim Horton's, Greggs, Waterstones, and Poundland.

Glasgow has excellent transportation connections, with the M8 motorway connecting to the national motorway networks through the M74 and M77. The city features two main railway stations that connect Glasgow to other key cities throughout Scotland, as well as an international airport that is located 9 miles west of the City Centre.

Argyle Street is the city's longest street by distance, stretching approximately 2.1 miles. Central Station is a one-minute walk away from Argyle Street with Buchanan Street, Glasgow's iconic shopping destination also located within a 1 minute walk from the subjects.

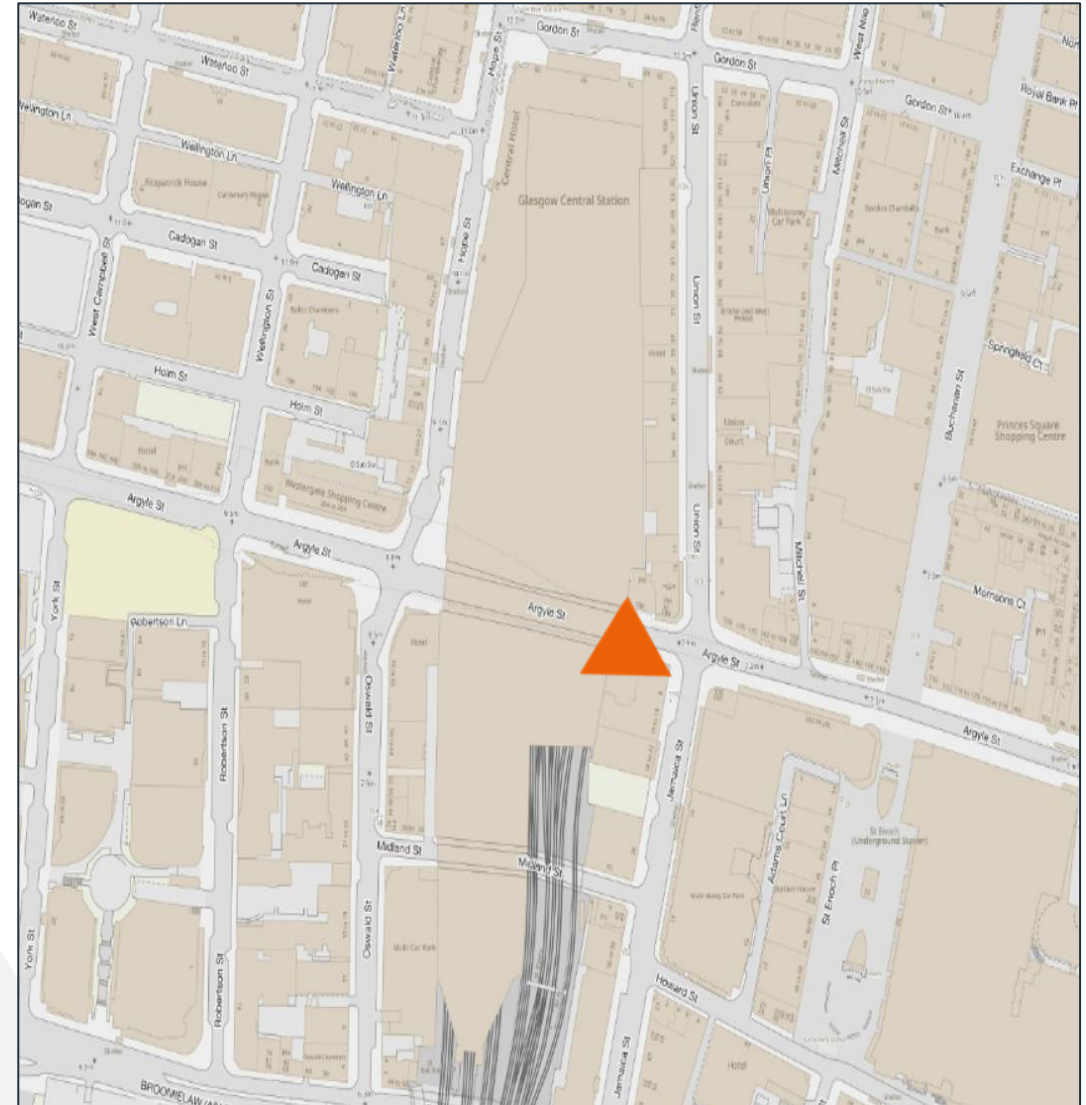
## DESCRIPTION

The property is an iconic building within Glasgow City Centre, designed by James Thomson in 1863.

Originally designed and built as a warehouse, the property comprises a listed building over basement, ground and three upper floors with an extensive glazed frontage onto Argyle Street.

The subjects were most recently occupied by Tower Records, however, the building has since been stripped out to allow for an open plan layout throughout. Each floor can be accessed via the main staircase in the centre of the building or alternatively by the elevator that serves each floor.

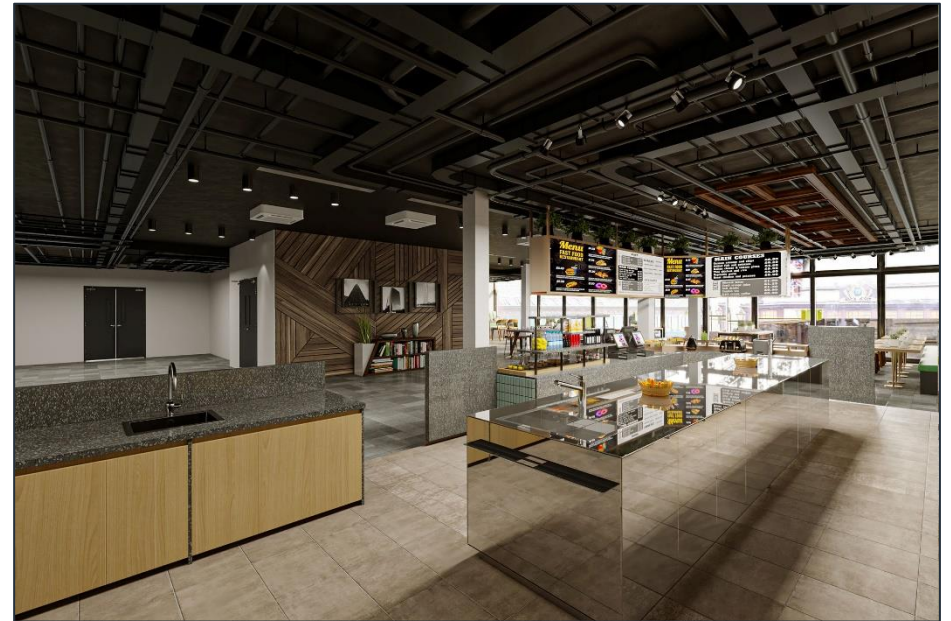
The basement offers storage, staff facilities, fire escape and plant room.

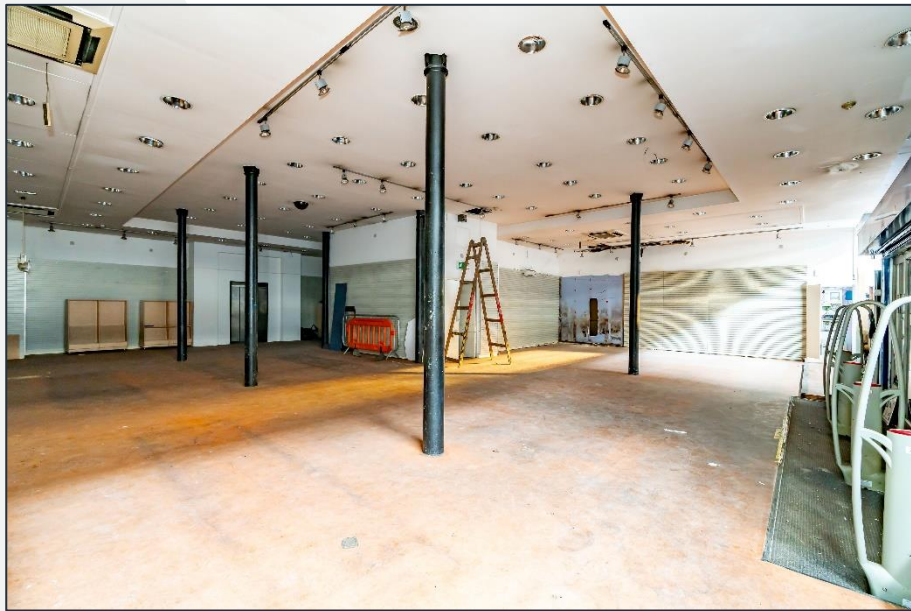


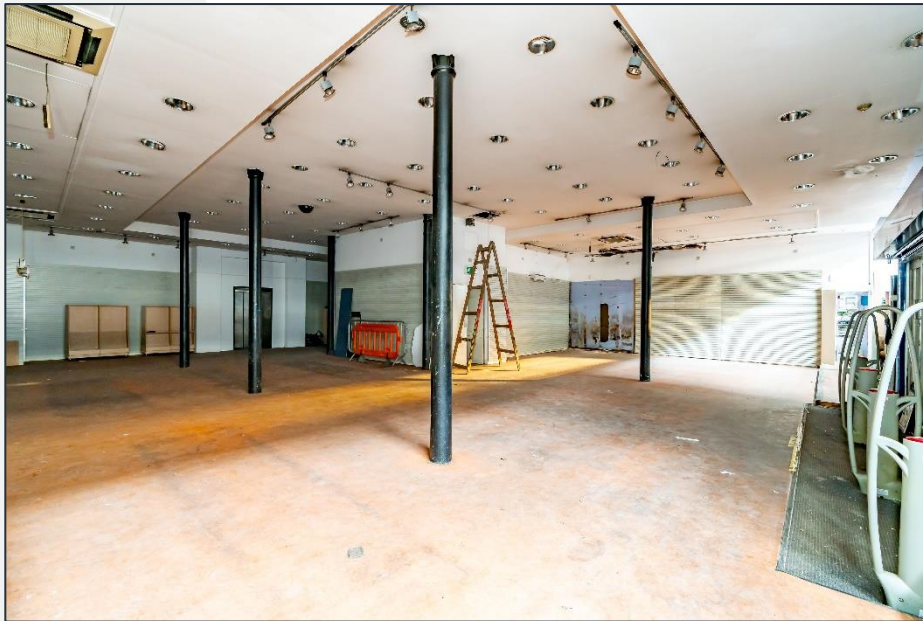
**STREET FOOD CONCEPT**

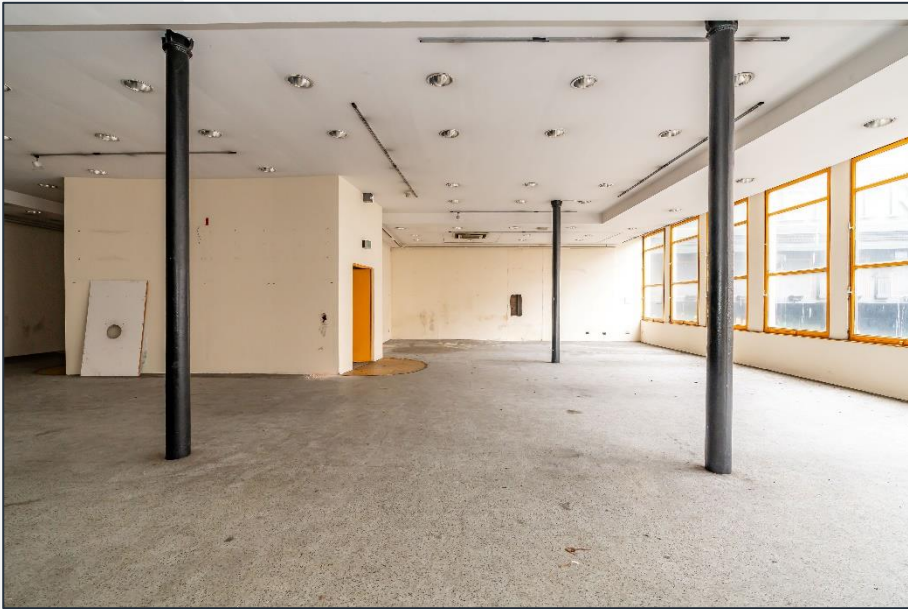
The landlord is considering major works to develop an exciting street food concept, with multiple food and drink vendors. CGI images below are for illustrative purposes only, however, demonstrate the fantastic opportunity currently under consideration.

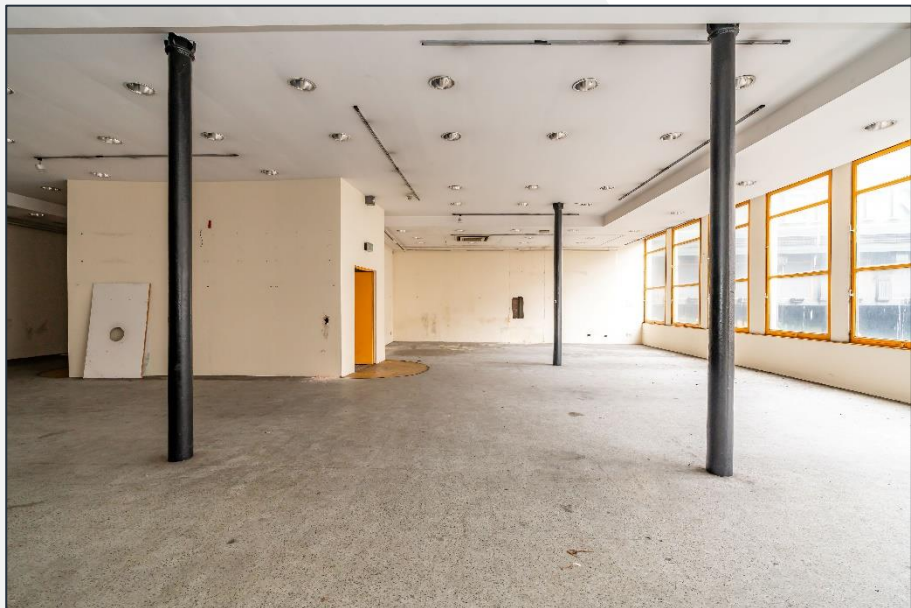
















**RENT**

Our client is seeking rental offers in excess of £185,000 per annum.

**SALE**

Our client may consider a sale of the subjects with further information available to seriously interested parties upon request.

**EPC**

A copy of the Energy Performance Certificate can be made available upon request.

**RATING**

The subjects are currently entered in the current valuation roll at £96,000. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 51.1p to the pound.

**VAT**

The property is not elected for VAT.

**PLANNING**

Planning for conversion to Class 3 Restaurant use has been granted. Copies of plans can be obtained via the [Glasgow City Council Planning Portal Ref. No: 23/01525/FUL](#)

The subjects may be suitable for alternative uses and/or subdivision subject to obtaining the appropriate consents and warrants.

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor	310.00	3,337
Basement	186.82	2,011
First Floor	292.17	3,145
Second Floor	294.32	3,175
Third Floor	294.32	3,168
<b>TOTAL</b>	<b>1,377.63</b>	<b>14,836</b>

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dates and any VAT payable thereon.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

REVISED: OCTOBER 2023

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