



# TO LET

## RARELY AVAILABLE ATTRACTIVE SHOP IN FINNIESTON

1194 Argyle Street, Glasgow, G3 8TE

Former hair salon in prime Finnieston location

Ground floor shop extending to 42.02 sq.m. (452 sq.ft.)

Additional Usable basement space of 26.82 sqm (289 sq ft)

Rent - £24,000 per annum exclusive of VAT

## LOCATION

Finnieston has become an extension of Glasgow's West End and indeed since the development of the SSE Hydro concert venue which attracts on average 1 million visitors per year, the area has become enormously popular for restaurants and bars and indeed for residential properties. The area is within 10 minute walking distance of Glasgow city centre.

The unit sits in between The Park Bar and a Chinese takeaway restaurant. Certain well established businesses are close by such as the Ben Nevis pub and Crabshakk restaurant. Within a 2 minute walk of the unit is Kelvingrove Park as well as the world famous Kelvingrove Art Galleries. Five minutes away along University Avenue are the landmark buildings of Glasgow University.

The location of the property is shown on the location plan.

## DESCRIPTION

Our client would be willing to consider a number of uses, even where a change of consent is needed.

This ground floor and basement shop unit has been operating as a hair salon for the best part of 20 years. The unit is still kitted out in that fashion with a large working area to the front and a kitchen/staff area and toilet at the rear.

The fit out remains in place and the space is very bright and benefits from full height glass frontage.

The unit would be ideal for a number of uses. An impressive basement area which has only been used for storage until now, could easily be brought into use by a new occupier.

## ACCOMMODATION

The unit extends to 42.02 sqm (452 sq ft) on the ground floor with a further 26.82 sqm (289 sq ft) in the basement.

## RENTAL

Our client is seeking a rent of £24,000 per annum and a ten year lease. Our client is open to proposals for change of use.

## RATES

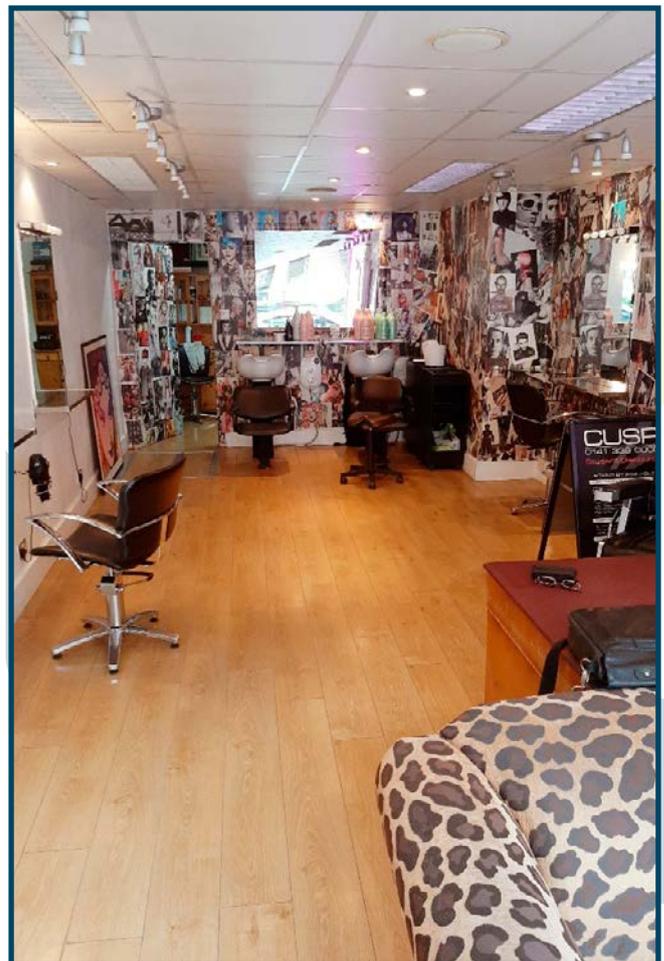
Reference to the assessor's website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £7,200.

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

Subject to status, this property would be eligible for 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction, with the incoming tenant liable for any Stamp Duty or Registration Dues.



## VAT

All prices/rents quoted are exclusive of VAT.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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## REFERENCE

WSA1855

KELVINGROVE PARK & GLASGOW UNIVERSITY



SSE HYDRO



KELVINGROVE ART GALLERY & MUSEUM



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