

217-221 ARGYLE STREET, GLASGOW, G2 8DL



FULL CITY CENTRE BUILDING



- Potential For Sub-Division
- Restaurant / Residential / Gymnasium / Leisure Use
- Basement - 3rd Floors
- 14,829sq ft
- Rent: £185,000p.a.x.
- Sale: P.O.A.

#### LOCATION

The property is 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.

Argyle Street is one of the principal retailing pitches in Glasgow City Centre. The locale is extremely busy with passing vehicular and pedestrian traffic to and from Central Station.

There are a mix of retail and leisure operators in the immediate vicinity including McDonalds, KFC, Taco Bell, The Cathouse Nightclub, House of Fraser, Tim Hortons, Radisson Blue and YO! Hotel.

#### PROPERTY

The property comprises a stand alone iconic building within Glasgow City Centre, designed by James Thomson in 1863, the property offers a Venetian styling and is one of the cities remaining cast iron buildings.

Originally designed and built as a warehouse, the property was most recently the home of Tower Records, as such has been upgraded with elevator serving all floors. Offering a substantial glazed frontage, the property benefits from dual, double doors of aluminium framed and glazed construction.

Internally the floors plates are primarily of open plan layout with main staircase of diamond cut aluminium and cast iron, a service staircase sits to the rear of the property running the full height of the building and leading to a fire escape within the basement to there front of the building. The lift shaft sits to the rear of the property. Each floor benefits from air conditioning units, full height windows to the front overlooking Argyle Street and at upper level, onto the platforms of Central Station.

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

With each floor providing excellent ceiling height, the property lends itself to a variety of uses such as gymnasium, restaurant, bar, nightclub, retail, creative space, office, residential, amongst others.

#### PLANNING

Planning for conversion to bar, restaurant and nightclub at upper floors was submitted in 2013, copies of plans can be obtained via the Glasgow City Council Planning Portal Ref:13/00345/DC

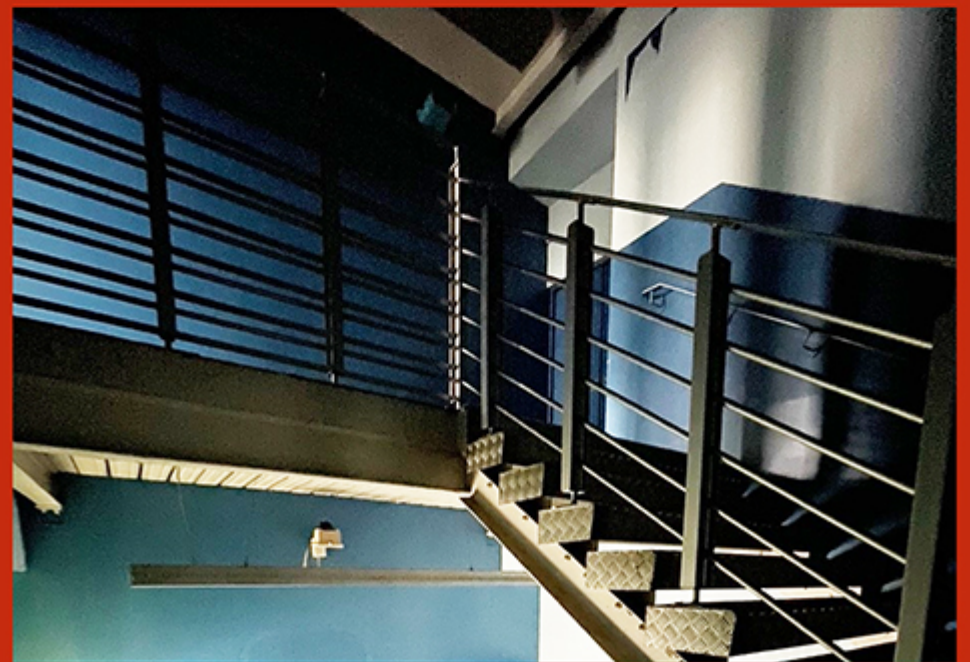
#### AREA

We have calculated the property to extend to the following floor areas;

Basement: 186.82sqm (2,011sq ft)  
 Ground: 310sqm (3,337sq ft)  
 1st Floor: 292.17sqm (3,145sq ft)  
 2nd Floor: 294.32sqm (3,168sq ft)  
 3rd Floor: 294.32sqm (3,168sq ft)

Total: 1,377.62sqm (14,829sq ft)







#### NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV

£136,000

The property is listed as Category B by Historic Scotland.

#### RENT

Our client is offering the property on a new full repairing and insuring head lease for a negotiable term for £185,000p.a.x.

#### SALE

Price on request

#### V.A.T

Prices quoted are exclusive of V.A.T

#### E.P.C

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: 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. When we are advised of any change we will inform all enquiries at the earliest opportunity.