



NEW TO LET

- COMMERCIAL UNIT LOCATED IN THE POPULAR GLASGOW
- LARGE DISPLAY WINDOWS
- 592 SqFt (55 SqM)

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Argyle St, Finnieston, Glasgow G3 8LD

LOCATION

Nestled in Glasgow's West End, 974 Argyle Street benefits from its vibrant setting, ideal for drawing in both locals and visitors. The site offers superb connectivity, situated near key transport links like the M8.

Glasgow boasts a busy environment perfect for business in commercial units with a population of over 635,100.

THE PROPERTY

974 Argyle Street features an adaptable ground floor space, ready for a variety of businesses. Highlights include substantial street frontage and a prime location for high visibility in a bustling area.

ACCOMMODATION

NIA	SqFt	SqM
MAIN ROOM	345	32
BACK ROOMS	247	23
TOTAL	592	55

RATING ASSESSMENT

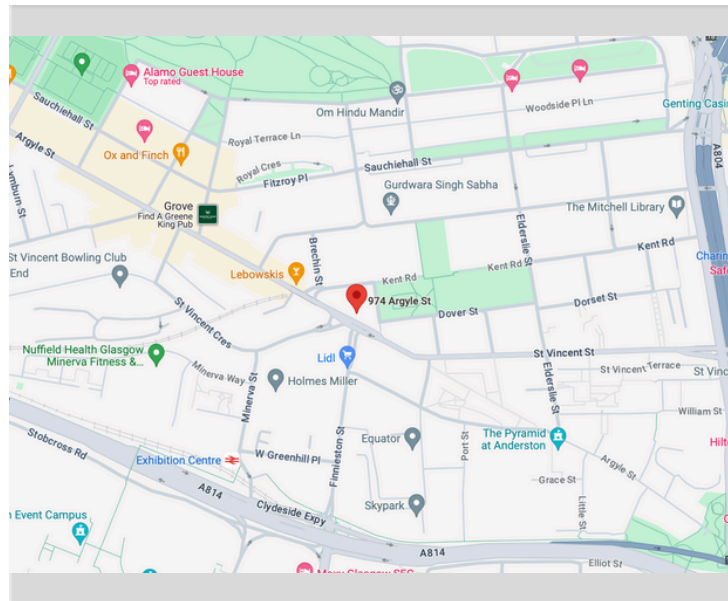
The property is currently entered in the Valuation Roll as follows:

RV £8,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



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LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT / SALE

£12,000 P/A To Let

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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 more information or to arrange a viewing please contact -

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