

DM HALL

RETAIL
PREMISES

For Sale



- Prominent retail premises in popular Finnieston area.
- Two interconnected units arranged over ground and basement level.
- Opportunity to combine and create one larger unit.
- Excellent transport connections.
- Offers over £425,000 invited.

196.33 SQ.M.
2,113 SQ.FT.

1186 & 1190 ARGYLE STREET • GLASGOW • G3 8TE

Property Details

LOCATION

The subjects are located on the east side of Argyle Street, in close proximity to its junction with Kelvinhaugh Street, Derby Street, Radner Street and Haugh Road, within one of Glasgow's West End prominent commercial thoroughfares.

The immediate surrounding area mixed in nature including retail, office, leisure and residential occupiers with predominantly traditional tenement style buildings comprising commercial occupiers within the ground floor and residential at the upper levels.

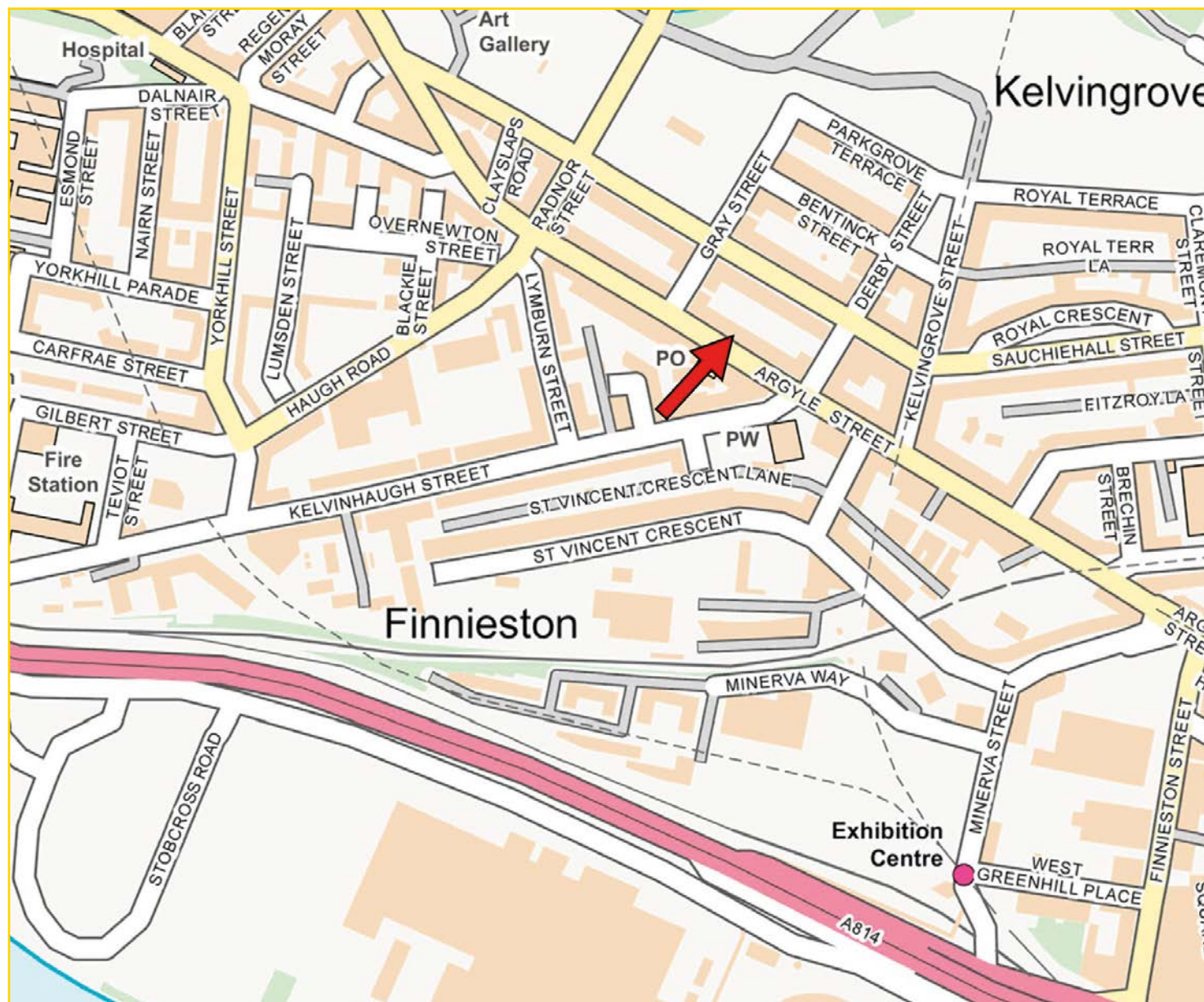
Neighbouring occupiers are primarily local retailers, including Post Office, Sainsbury's Local, El Jefes, Hanami and The Park Bar.

The subjects benefit from excellent transport links being near regular bus services. The Clydeside Expressway, with access to the Clyde Tunnel to the west and the motorway network to the east, is located within a short drive. Exhibition Centre train station is located within a short walk.

DESCRIPTION

The subjects comprise mid-terraced retail units within a traditional sandstone tenement building and surmounted by a pitched roof.

Access to both premises is afforded through individual entrances from Argyle Street. The subjects were previously interconnected at ground floor and basement level and can be easily opened up to create one larger unit.



1186 Argyle Street

Internally, the subjects were previously used as a physiotherapy clinic, arranged over the ground floor and basement. A front reception area, treatment room, toilet and shower facilities is provided on the ground floor and additional storage and treatment space at basement level.

The subjects are protected by electric roller shutters.



1190 Argyle Street

The subjects were previously used as a Chinese supermarket, providing an open plan front sales area with office and storage areas to the rear.

The basement is accessed to the rear of the shop from a timber staircase, which is arranged to provide additional office/storage space and staff kitchen and toilet facilities.

An additional fire exit is located at basement level.



FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

PROPERTY		sq m	sq ft
1186 Argyle Street	Ground Floor	33	355
	Basement	35.84	386
	TOTAL	68.84	741
1190 Argyle Street	Ground Floor	76.29	821
	Basement	51.2	551
	TOTAL	127.49	1,372
COMBINED TOTAL		196.33	2,113

RATES

1186 Argyle Street

Rateable Value - £8,200.

The subjects qualify for 100% rates relief under the SBBS, subject to occupier status.

1190 Argyle Street

Rateable Value - £17,000

The subjects qualify for 15% rates relief through the SBBS, subject to occupier status.

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

GROUND FLOOR



SALE TERMS

Offers over £425,000 invited.

Available to be sold separately. Please contact the agents for further details.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

BASEMENT



LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Make an Enquiry

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

Claire Hutton MRICS

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OR

Leah Sellers MRICS

07879 626448

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DM HALL COMMERCIAL DEPARTMENT

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PROPERTY REF:
WSA2498

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