

TO LET - FORMER PUBLIC HOUSE



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



316 ARGYLE STREET, GLASGOW G2 8LY

- Ground Floor: **95.52 sq m (1,028 sq ft)**
- Basement: **95.05 sq m (1,022.sq ft)**
- Superb commercial location
- May suit various uses - subject to planning
- Rental - Offers over **£40,000** per annum

Tel: 0141 229 6020

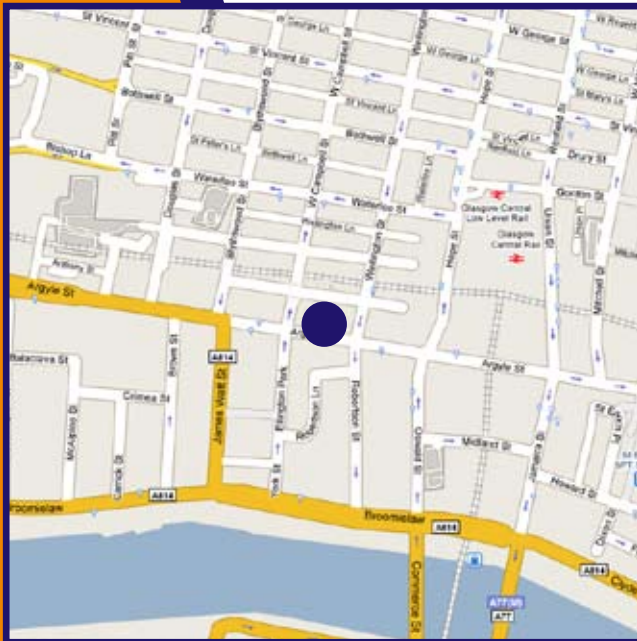
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LOCATION

The subjects are situated on the north side of Argyle Street, between its junctions with Wellington Street and West Campbell Street, in the heart of Glasgow's International Financial Services District (IFSD).

The subjects benefit from a prominent location on York Street, surrounded by a variety of largescale commercial developments including the £125m Jumeirah Hotel and serviced apartments which will be Glasgow's first 6 Star hotel – due for completion in 2011. Furthermore, the £75m Atlantic Square development comprising approximately 180,000 sq ft of retail, leisure, residential and office accommodation and the £150m Atlantic Quay, comprising 111,000 sq ft of offices are due for completion in 2009.

The street plan opposite shows the approximate location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects form part of the ground floor of a 'B' Listed building with a red sandstone frontage and pitched, slate roof.

The subjects have a decorative timber-style façade - in keeping with their previous use as a public house.

Internally, the subjects comprise a main open sales area at ground floor level. A stair provides access to the basement area which provides full height useable dry storage.



The property is currently in need of general refurbishment, however, a landlord's refurbishment package may be available – subject to covenant status and requisite planning permissions.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice, we calculate that the subjects extend as follows:

Ground Floor:	95.52 sq m	(1,028 sq ft)
Basement:	95.05 sq m	(1,022 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £26,900

RENTAL/LEASE TERMS

We are seeking offers in excess of **£40,000** per annum for the benefit of a lease on negotiable duration on standard commercial terms incorporating regular upwards only rent reviews.

Our client is prepared to consider carrying out various refurbishment works – subjects to covenant status, lease terms and planning.

LICENCE

The subjects previously traded as a public house. We understand that there is a reasonable likelihood that public house/restaurant licence and planning permission may be available.

Any interested parties would require to satisfy themselves in this regard.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal and professional fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison Lightbody Waddell Chartered Surveyors

45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Email: info@alwsurveyors.co.uk

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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 outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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