



221 Argyle Street, Glasgow, G2 8DL

City Centre Location

- Restaurant /Gymnasium / Leisure Use
- 2nd & 3rd Floor Remaining
- Each Floor Qualifies For Rates Exemption
- 2,461sq ft per floor
- Total: 4,922sq ft
- Rent From £29,995p.a.x.

**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.

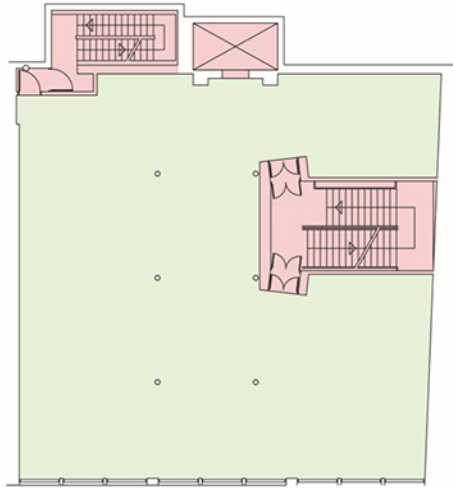
**PROPERTY**

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 now sits as the newest Sexy Coffee location at ground floor and office at first floor. The property has been upgraded with elevator serving all floors.

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. 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.

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, amongst others.



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2nd Floor

## 2ND FLOOR

### AREA

We have calculated the available space to extend to the following floor areas;

2nd Floor: 229sqm (2,461sq ft)

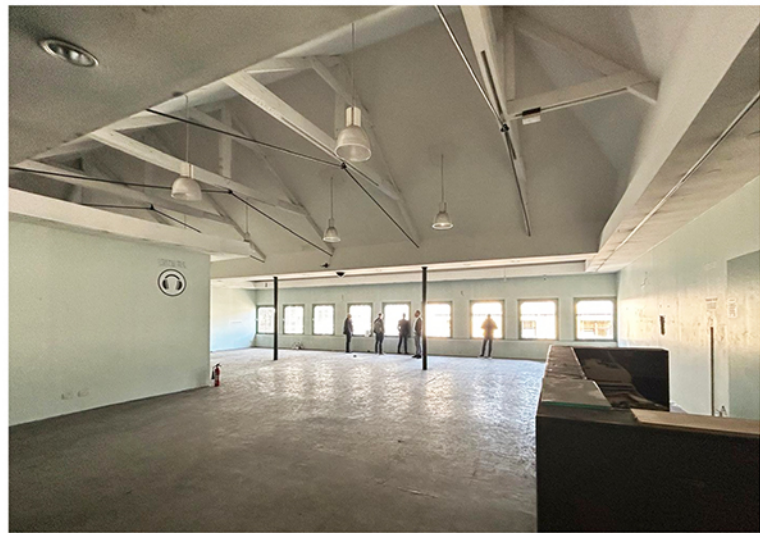
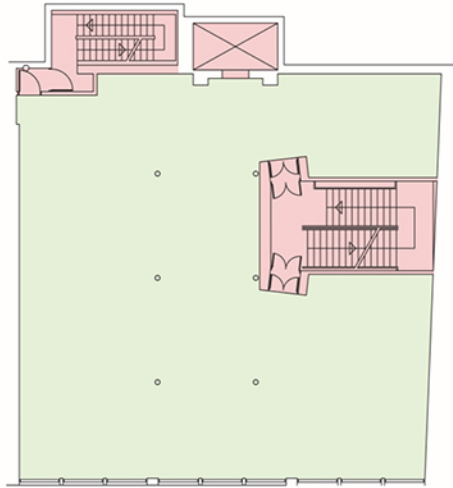
### NAV/RV

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

2nd Floor: £7,300

### RENT

Our client is offering the floor on a new full repairing and insuring head lease for a negotiable term from £29,995p.a.x.



221 Argyle Street, Glasgow, G2 8DL

3rd Floor

## 3RD FLOOR

### AREA

We have calculated the available space to extend to the following floor areas;

3rd Floor: 229sqm (2,461sq ft)

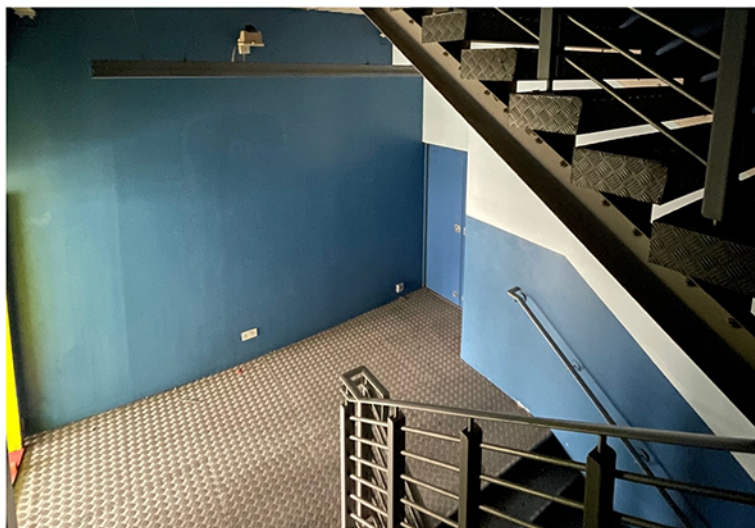
### NAV/RV

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

3rd Floor: £4,800

### RENT

Our client is offering the floor on a new full repairing and insuring head lease for a negotiable term from £29,995p.a.x.



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City Centre Location

**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

**TITLE**

Available on request by contacting the marketing agent

**TSA Property Consultants**

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**

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

**Property Misdescription 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.