

To Let

Prominent Restaurant Unit
Benefits from Class 3
(Food & Drink) Consent

336 Argyle Street
Glasgow



Location

The property is situated in a prime location on the northern side of Argyle Street, Glasgow. Argyle Street forms one of the main thoroughfares within Glasgow City Centre and sits within a mixed use area comprising offices, hotels, residential and retail/leisure. Nearby occupiers include Radisson Blu, JD Wetherspoon, Piccolo Mondo, Piece, Greggs and Fern with the new JP Morgan Chase office headquarters located immediately opposite on the south side of Argyle Street.

The Street will shortly benefit from the completion of the 'Avenues' street improvement programme

Description

The property comprises a restaurant unit over ground and basement levels and is set within a traditional style building of sandstone construction.

The subjects offer a seating area and kitchen over the ground floor with toilets, staff and storage facilities to the basement.

Accommodation

The unit is arranged over ground and basement levels and extends to the following approximate gross internal floor areas:

Ground Floor	1,264 sqft	117.43 sqm
Basement	473 sqft	43.94 sqm
Total Gross Internal Area	1,737 sqft	161.37 sqm

Rent

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £45,000 per annum ex VAT.

Energy Performance Certificate

An EPC for the unit is available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Planning

We understand that the property currently benefits from Class 3 (Food & Drink) consent.

Rating Liability (effective 1st April 2026)

Rateable Value	£32,000
UBR (2026/27)	£0.481
Rates payable	£15,392

The above assessment may be due 15% relief via the Retail, Hospitality & Leisure Relief Scheme.

Viewings

All viewings and further information is via the sole letting agents.

Douglas Hogg, HSA Retail

Tel: 0141 548 8062
Mob: 07770 926 996
Email: douglas.hogg@hsaretail.com

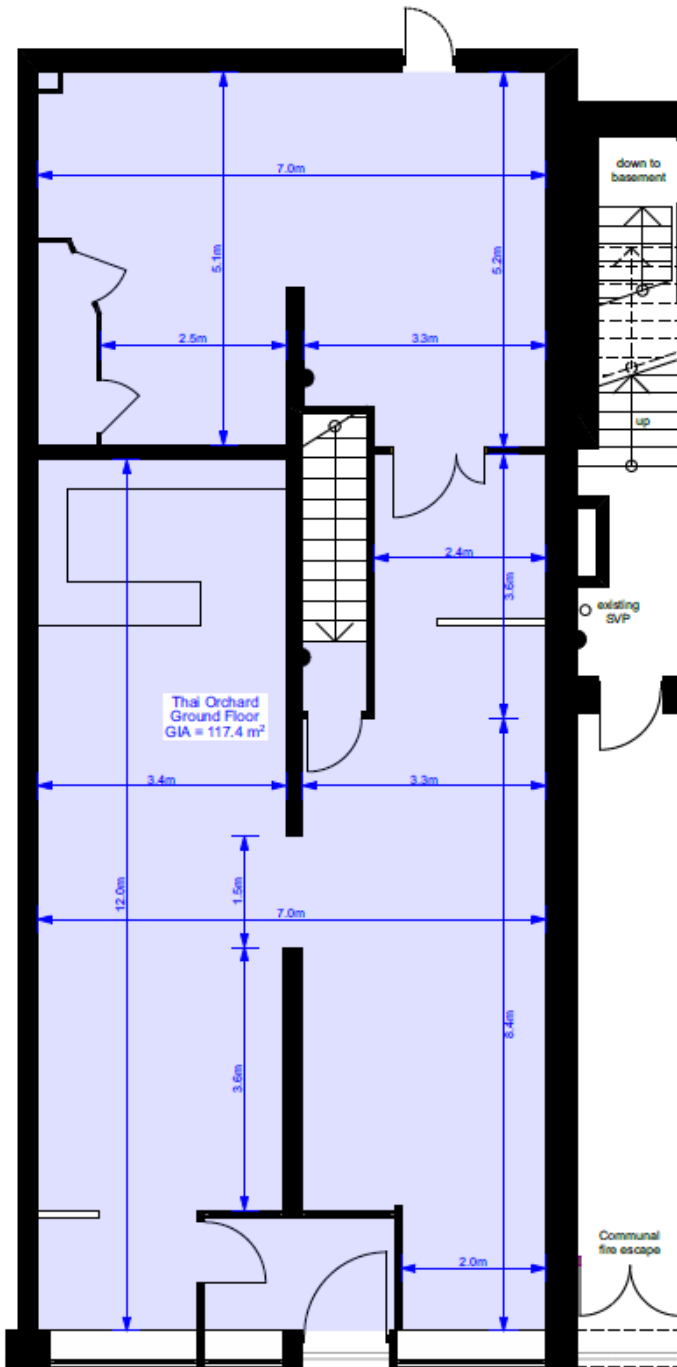
Subject to Contract

Date: May 2026

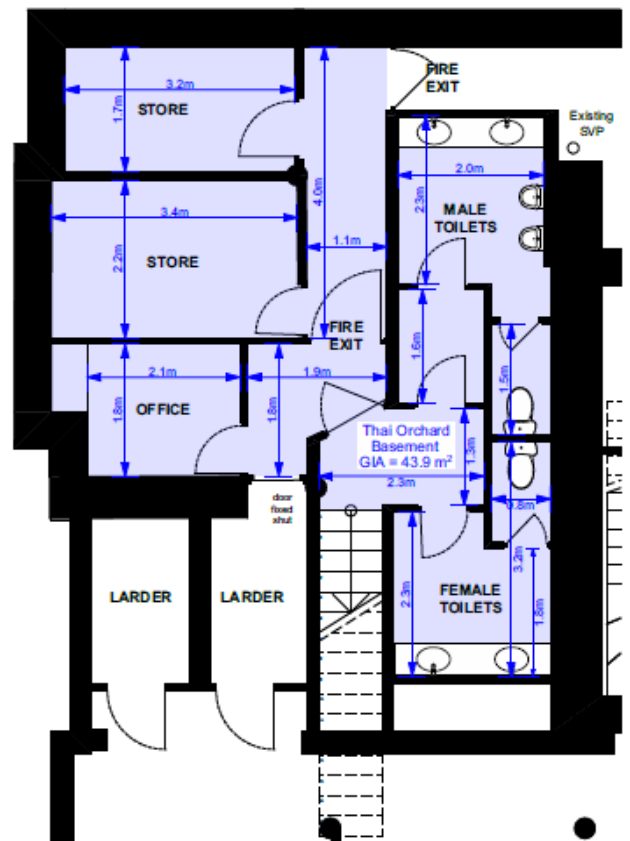
ANTI-MONEY LAUNDERING

HSA Retail Limited is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations. The agents are required to undertake due diligence on purchasers and vendors

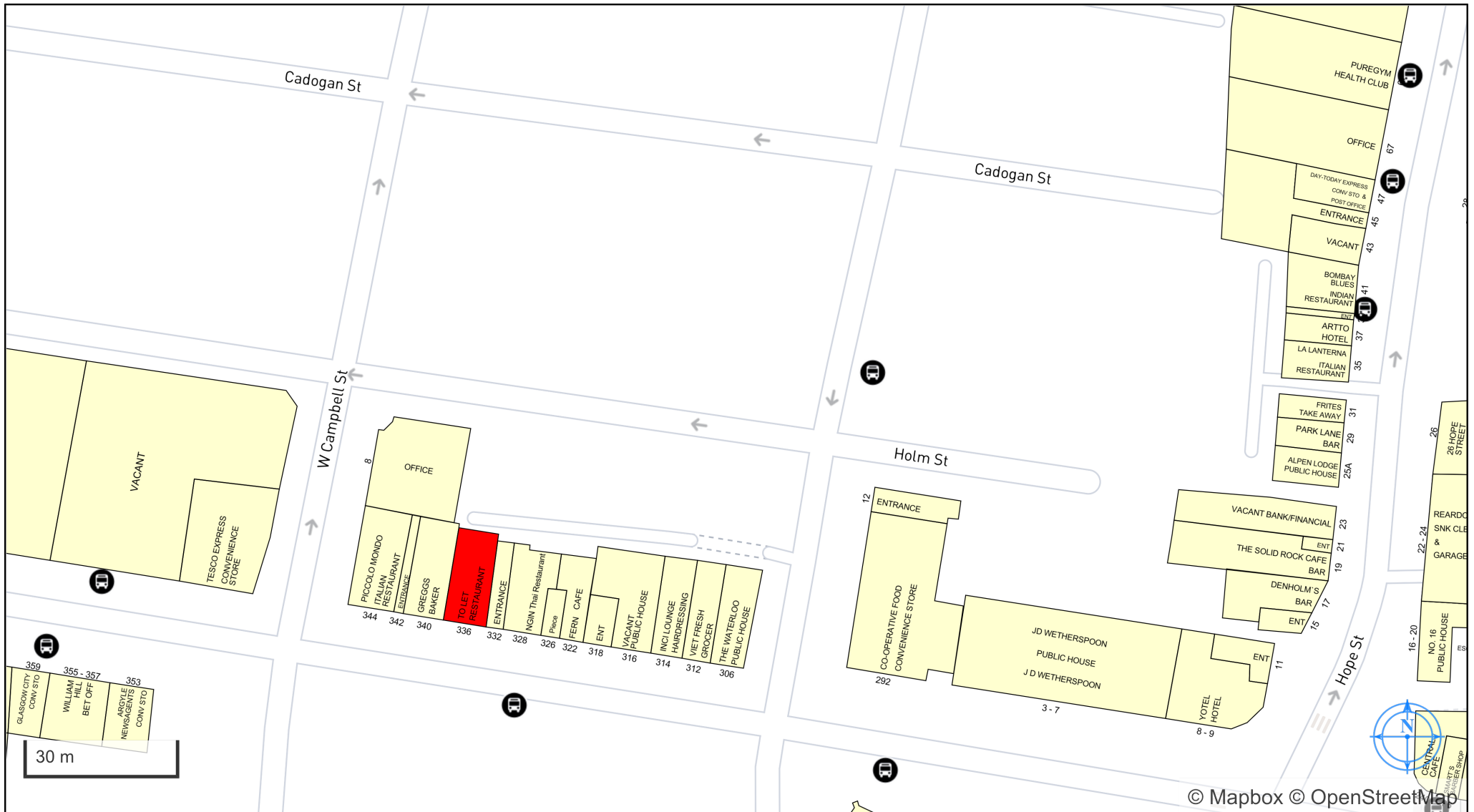
and :Landlords and tenants. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT PLAN





Call. 0141 548 8060
www.hsaretail.com

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

(iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;

(iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.