

TO LET

Prime West End Bar/Restaurant Opportunity

GIA:- 150.22 SQM (1,617 SQFT)

Modern Leisure Premises

Located In The Heart of Glasgow's West End

Situated Adjacent to the Iconic Kelvingrove Art Galleries

Fully Fitted Bar/Restaurant Premises

Suitable For A Variety Of Uses (Subject To Planning)

Rent:- Upon Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)



1397 ARGYLE STREET, GLASGOW, G3 8AN

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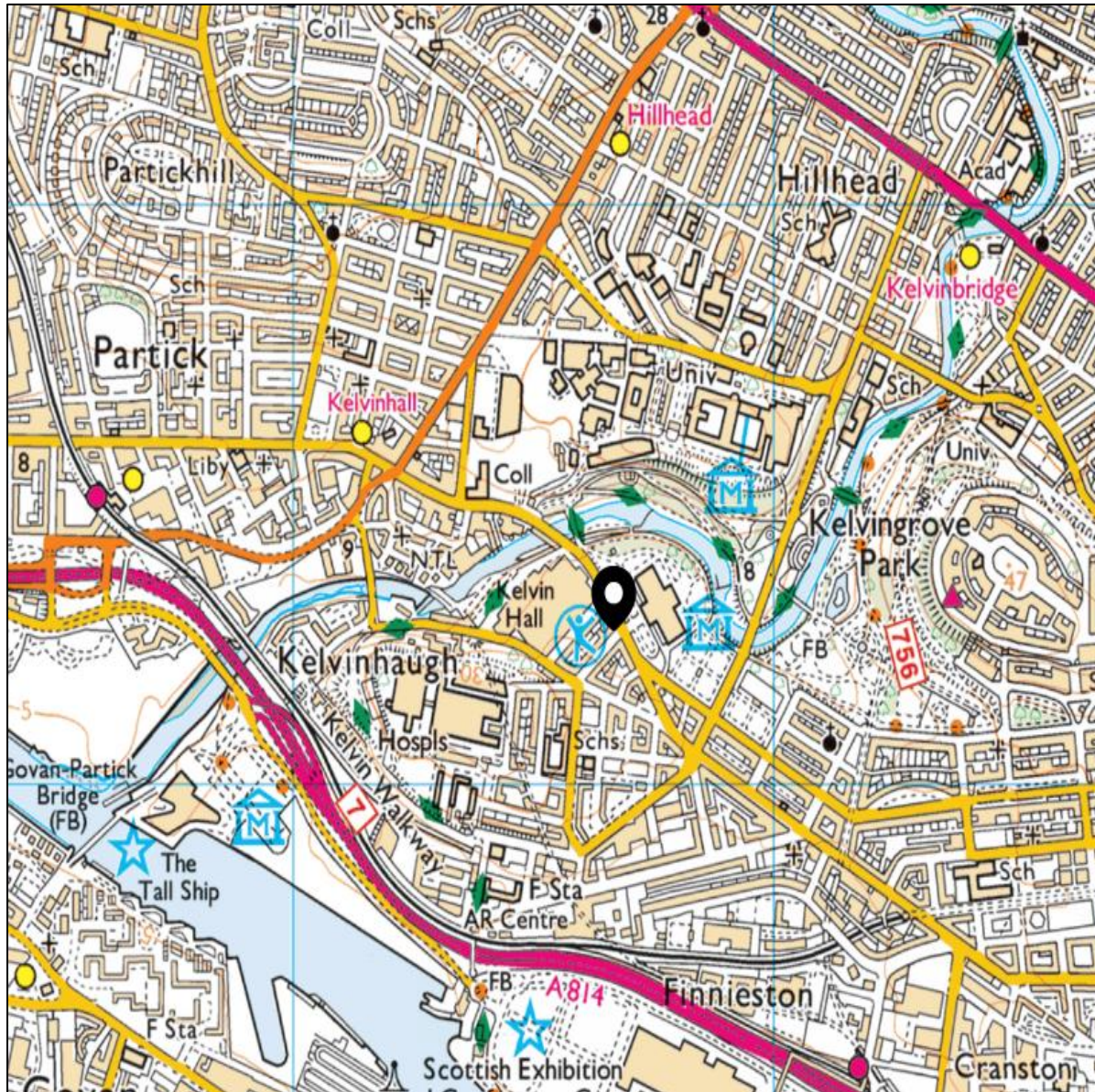
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| 0141 331 2807 – 07551 173 132





Location

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The subjects are located in Glasgow, Scotland's largest city and third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street). This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all Scotland's major cities as well as the North of England.

The property occupies a prominent pitch on the corner of Argyle Street and Regent Moray Street with Argyle Street acting as one of the main vehicular thoroughfares within Glasgow's West End. The property is located within close proximity to the recent PBSA development on India Street which will see 784 units being developed to bring enhanced footfall to the surrounding area. The surrounding area benefits from a blend of residential and commercial occupiers including Ronzio Coffee Shop, Kelvingrove Art Galleries and Mother India's Café.



[CLICK HERE FOR LOCATION](#)



Description

1397 ARGYLE STREET, GLASGOW, G3 8AN



An illustrative image property currently vacant



The subjects comprise a prominent ground floor, corner pitch leisure premises that benefits from a dedicated pedestrian access via a glazed, aluminum framed door off Argyle Street. The premises also benefits from an extensive frontage onto a high passing footfall and vehicular road.

Internally, the subjects currently consist of a high-quality fit-out as a licensed premises. The premises features an open plan sales area, benefitting from approximately 60 covers, complimented by a dedicated bar, fully fitted kitchen and W/C provisions. Additional storage space is also provided.

The subjects further benefits from the potential for external seating along Argyle Street.

ACCOMMODATION

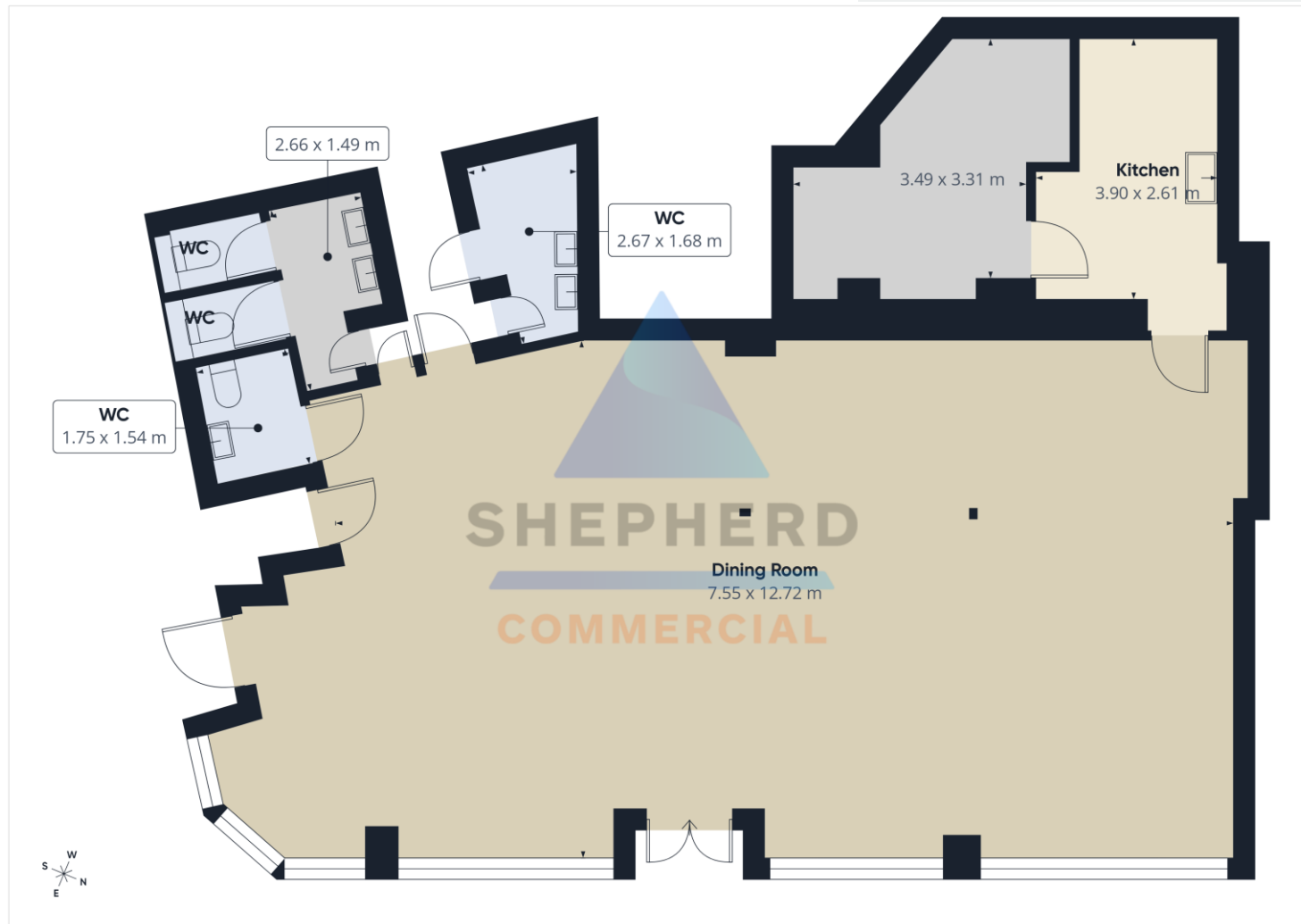
Accommodation	SQM	SQFT
Ground Floor	150.22	1,617
TOTAL	150.22	1,617

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floorplan

1397 ARGYLE STREET, GLASGOW, G3 8AN





RENT

Upon Application

PLANNING

We understand that the property benefits from Class 3 (Food & Drink) Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless other stated, all figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects have been entered into the Valuation Roll at the following rateable values:

	Rateable Value	Rate Poundage
2025/26	£56,500	55.4p to the pound
2026/27	£48,750	53.5p to the pound

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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.

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