TO LET
PRIME RETAIL UNIT

GRAHAM SIBBALD

1016 Argyle Street
Finnieston
Glasgow, G3 8LX

- Located in the popular Finnieston area in Glasgow's West End
- Prominent position
- Fixtures and fittings remaining in situ
- Extends to approximately 81.86 sq.m. (881 sq.ft.)
- Rental offers in the region of £30,000 per annum
- Suitable for a variety of uses

LOCATION

Finnieston is one of the most popular locations in Glasgow and a thriving residential area within walking distance of the city centre. The area is popular with students and young professionals taking advantage of the proximity to Glasgow University, the west end and the city centre.

This part of the city is home to the city's most vibrant bar and restaurant scene with occupiers such as; Crabshakk; The Butchershop; Ox & Finch; Lebowskis; Porter & Rye; The Finnieston and many more.

DESCRIPTION/ACCOMMODATION

The subjects comprise a retail premises arranged over ground and basement floors forming part of a larger four-storey tenement building of blonde sandstone construction.

Internally the unit is open plan in nature on the ground floor and benefits from individual photo booths, large glazed frontage and WC facilities located to the rear. The basement benefits from kitchen/cooking facilities. The property is currently utilised as a Korean street food outlet.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground:	56.10 sq.m.	604 sq.ft.
Basement:	25.76 sq.m.	277 sq.ft.
Total Area:	**81.86 sq.m.**	**881 sq.ft.**

TERMS

We are instructed to seek rental offers in excess of £30,000 per annum and offers over £15,000 for premium.

RATING

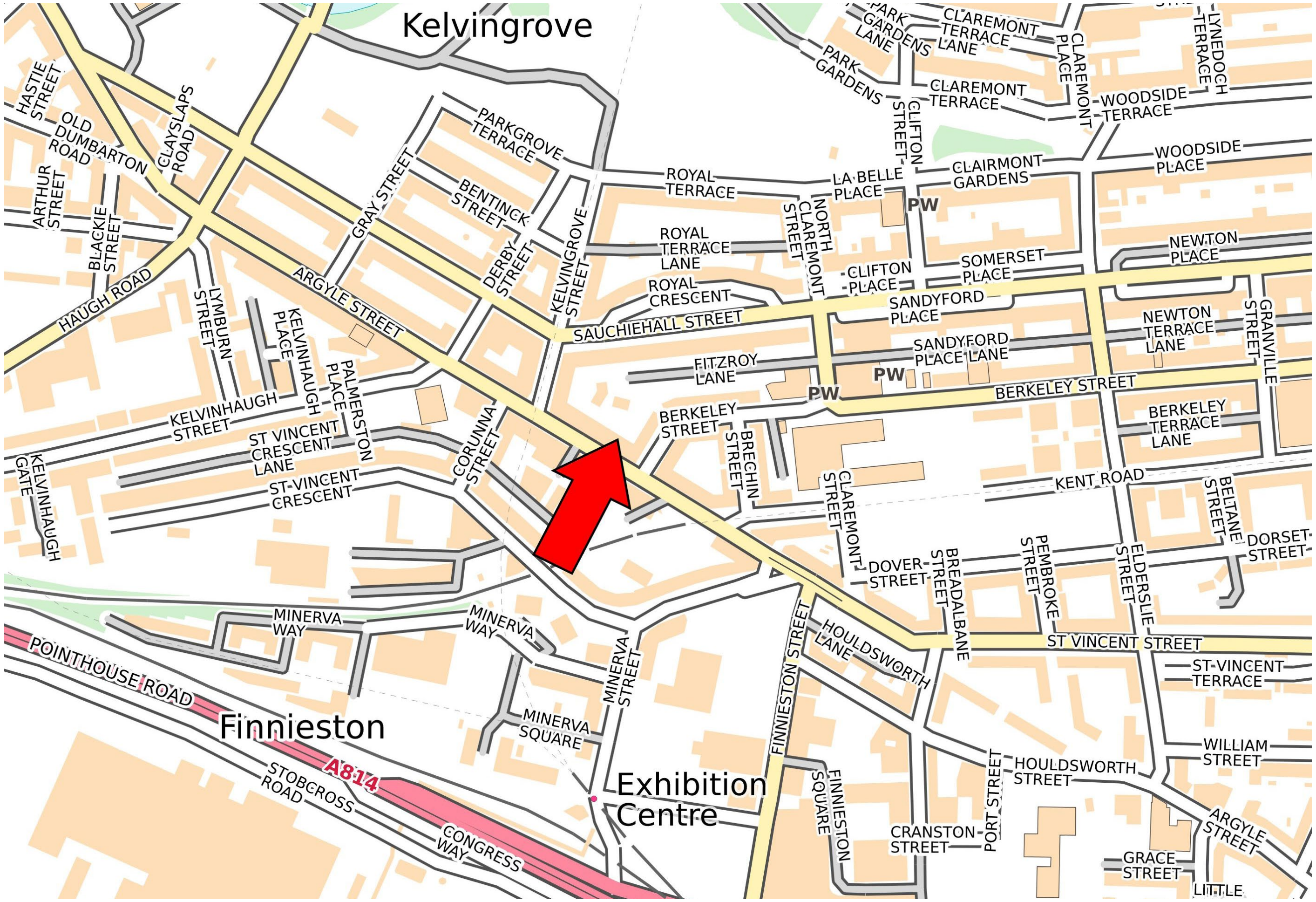
The subjects are entered in the Valuation Roll with a Rateable Value of £15,000.

The poundage rates for 2026/2027 is £0.481 in the pound.

The ingoing tenant may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

All figures are quoted as exclusive of VAT at the prevailing rate.



To arrange a viewing please contact:

RYAN FARRELLY
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the purchaser shall be liable for LBTT, Extract Copies and VAT.

NEARBY DEVELOPMENTS

Construction is underway to build 62 new homes at The 945 development on Argyle Street, situated approximately 150 yards east of the subjects.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information please contact the agents.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.