



To Let

221 Argyle St. G2 8DL

{ Former Tower Records building adjacent to McDonalds }

**Prime Retail/ Office/ Leisure
Restaurant Space**

2nd Floor: 2,461 Sq Ft/ 229 M²

3rd Floor: 2,461 Sq Ft/ 229 M²





Floors 2 & 3 available
above newly opened Sexy Coffee

**Unique opportunity to rent space
in an iconic B-listed building in the
heart of Glasgow city centre.**

Sexy Coffee (*high end marble themed coffee shop*) has recently opened on the ground floor & basement of the building, transforming the site into one of the most eye catching properties in the city.

Unique opportunity to rent space on the 2nd & 3rd floor of the 5 storey building with access to upper floors via separate entrance.



COFFEE COCKTAILS BEER

Sexy COFFEE PASTRIES ICE CREAM DESSERTS

Pastries
Sandwiches

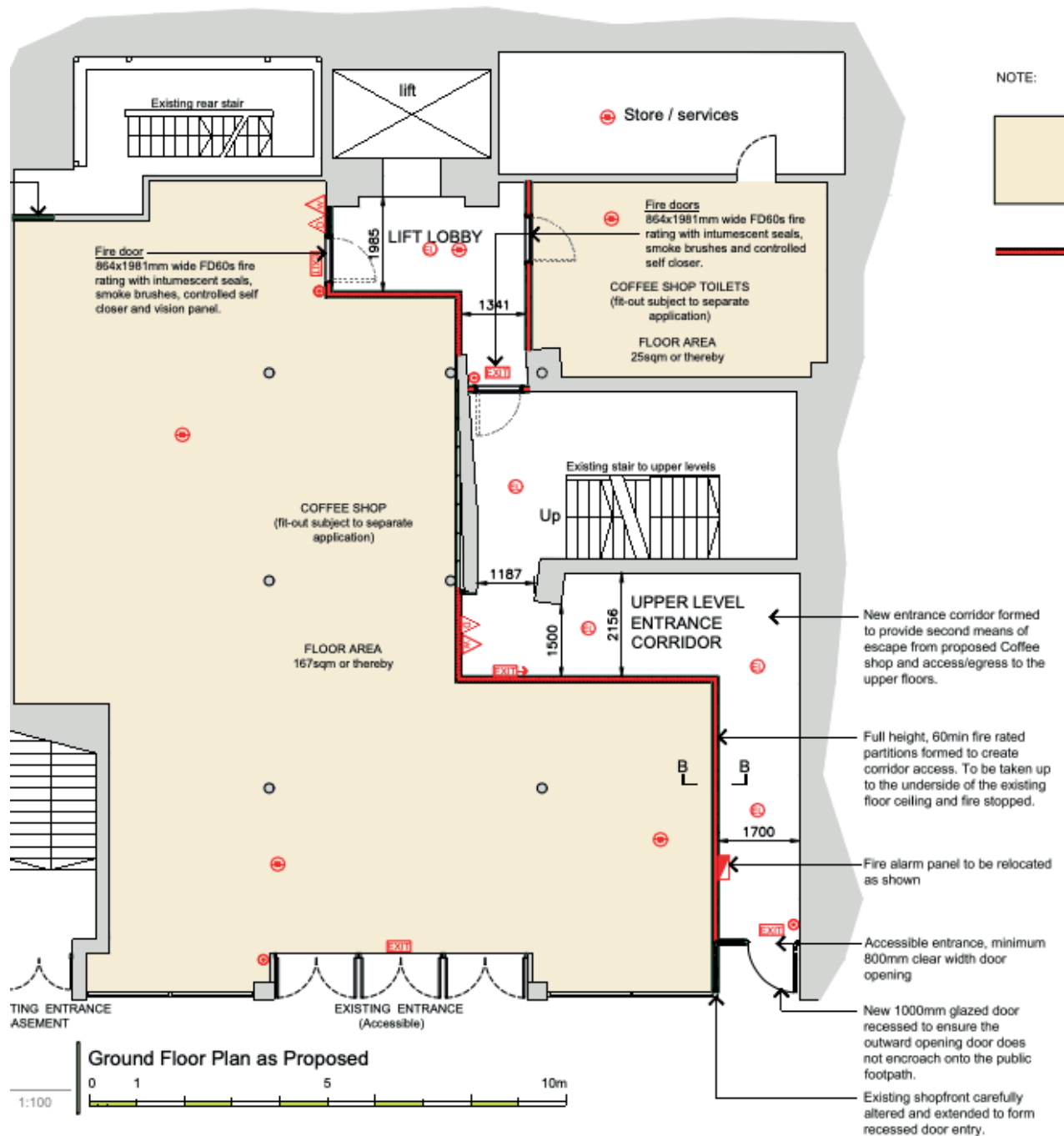
COFFEE
COCKTAILS

sit In COFFEE Takeaway
Beers

COFFEE
COCKTAILS

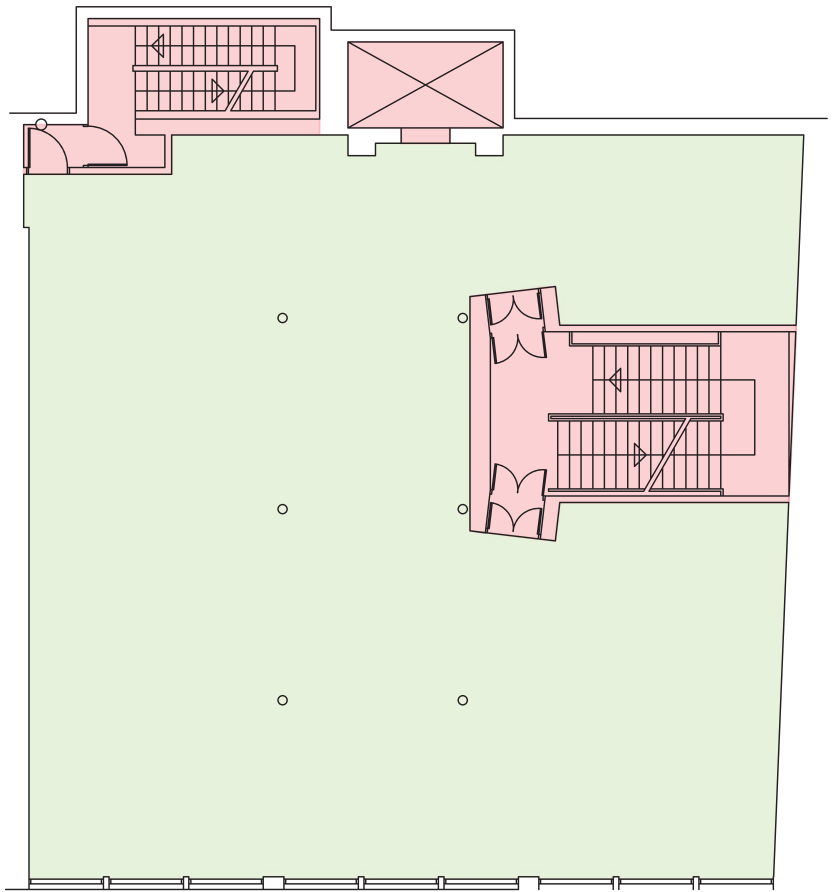
COFFEE
COCKTAILS
SANDWICHES


COFFEE in style



Ground Floor

(Shown for upper floors separate entrance purposes)




Nett Internal Area:
 228.6m² / 2,461 sq. ft
 or thereby


 +
 
Gross Internal Area:
 279.7m² / 3,011 sq. ft
 or thereby

2nd Floor

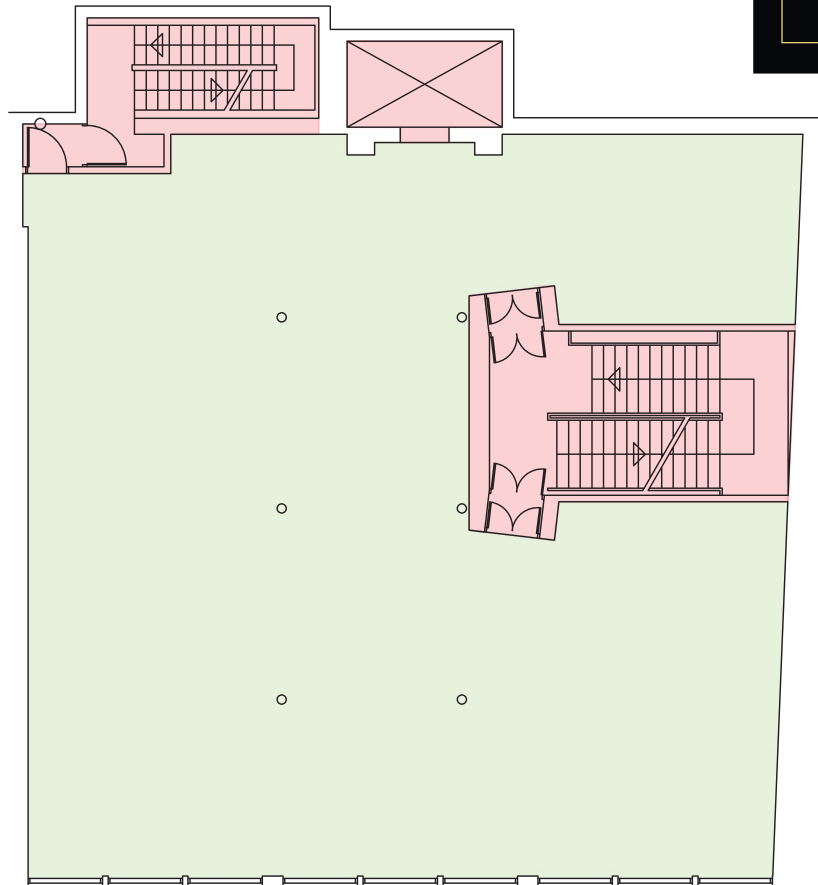
Size	2461 SQ FT/ 229 M2
Rent	£29,995 PA
Rateable Value	7,300 subject to SAA confirmation.
Current Class Use	CLASS 1A Shops, financial, professional and many other uses suitable.
Subject To Change Of Use	OFFICE Class 4 - already been achieved for 1st floor. GYM/ CONCERT HALL/ BINGO HALL/CASINO/ DANCE HALL Class 11
Points To Note	Discount offered @ Sexy Coffee for tenants & clients. Premises being let out in current condition. Client lift to be repaired & communal areas renovated within approx 4 months of lease being agreed.



3rd Floor



Size	2461 SQ FT/ 229 M2
Rent	£29,995 PA
Rateable Value	4,800 subject to SAA confirmation.
Current Class Use	CLASS 1A Shops, financial, professional and many other uses suitable.
Subject To Change Of Use	OFFICE Class 4 - already been achieved for 1st floor. GYM/ CONCERT HALL/ BINGO HALL/CASINO/ DANCE HALL Class 11
Points To Note	Discount offered @ Sexy Coffee for tenants & clients. Premises being let out in current condition. Client lift to be repaired & communal areas renovated within approx 4 months of lease being agreed.



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Gross Internal Area:
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All Enquiries;

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