

TO LET - LEISURE / RETAIL

2 TRONGATE

GLASGOW, G1 5ES



KEY HIGHLIGHTS

- 7,534 sq ft
- Available for immediate occupation
- Windows to be dropped to street level
- New FRI lease available - £49,000 per annum
- Prominent Class 3 premises
- Arranged over ground floor and basement with access to rear courtyard
- New streetscape works for outdoor seating
- Neighbouring occupiers include Guitar Guitar, Eda Turkish Restaurant, Maggie May's, Bucks Bar and Boteco de Brazil

SUMMARY

Available Size	7,534 sq ft
Rent	£49,000 per annum
Rates Payable	£14,430 per annum
Rateable Value	£30,000
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent corner Class 3 premises forming part of the Tontine Building.

Internally provides bright open-plan accommodation at ground floor level with fully height extensive basement space.

Our client is undertaking a series of externals to enhance the visibility of the property with dropped windows onto Trongate opening out onto generous outdoor seating area.

LOCATION

The subjects are located within the heart of the Merchant City on the north side of Trongate at its junction with High Street.

The premises are approximately a five-minute walk from the city centre, both High Street and Argyle Street railway stations are within walking distance in addition to a number of bus services operating on Trongate.

Neighbouring occupiers include Guitar Guitar, Eda Turkish Restaurant, Maggie May's, Bucks Bar and Boteco de Brazil

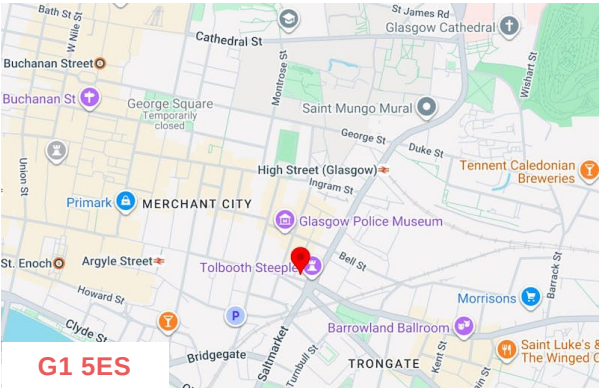
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,088	193.98	Available
Basement	5,446	505.95	Available
Total	7,534	699.93	

JOINT AGENTS

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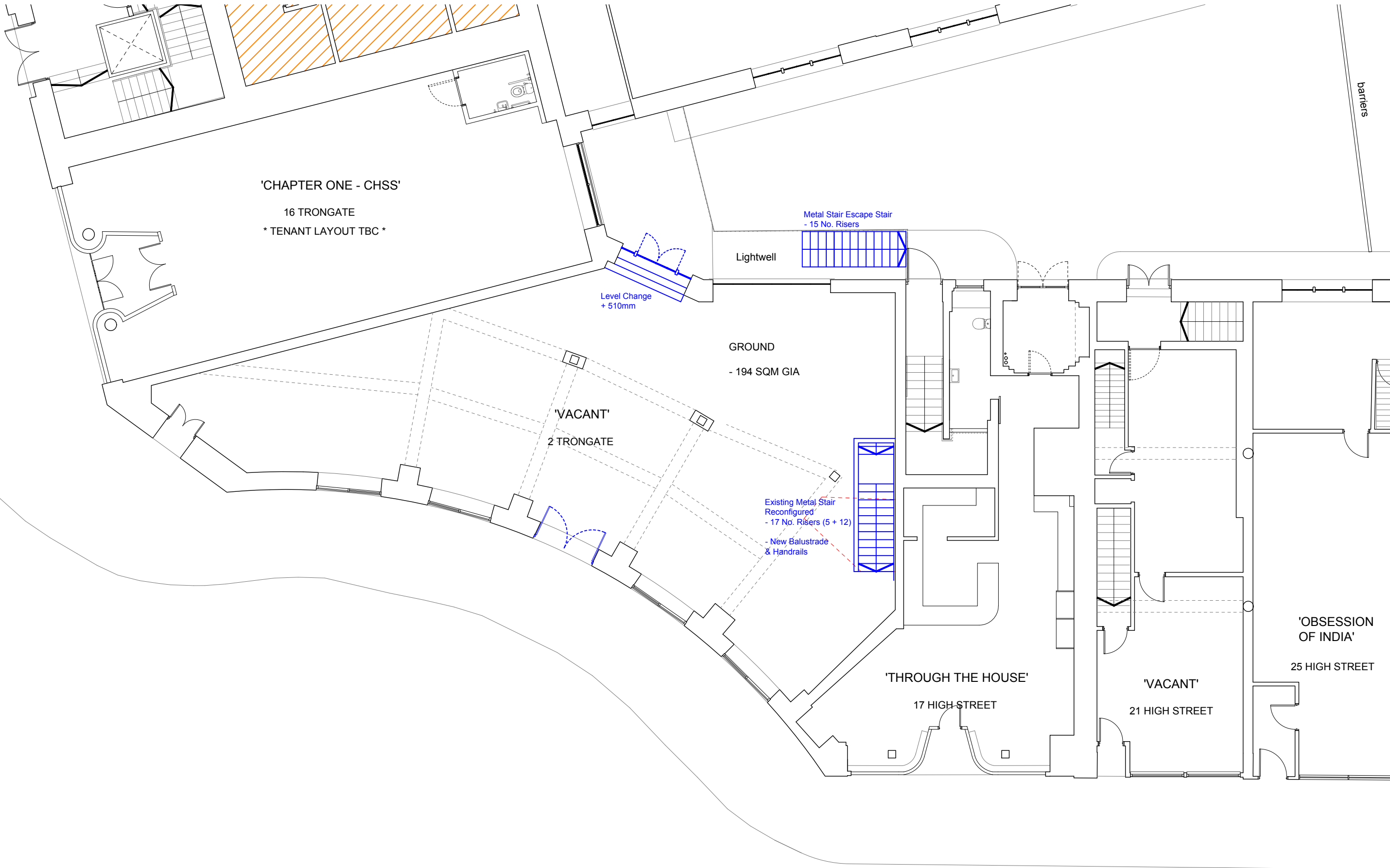
VIEWING & FURTHER INFORMATION

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'CHAPTER ONE - CHSS'

16 TRONGATE

* TENANT LAYOUT TBC *

Lightwell

Metal Stair Escape Stair
- 15 No. Risers

Level Change
+ 510mm

GROUND

- 194 SQM GIA

'VACANT'

2 TRONGATE

Existing Metal Stair
Reconfigured
- 17 No. Risers (5 + 12)
- New Balustrade
& Handrails

'THROUGH THE HOUSE'

17 HIGH STREET

'VACANT'

21 HIGH STREET

'OBSESSION
OF INDIA'

25 HIGH STREET

barriers

