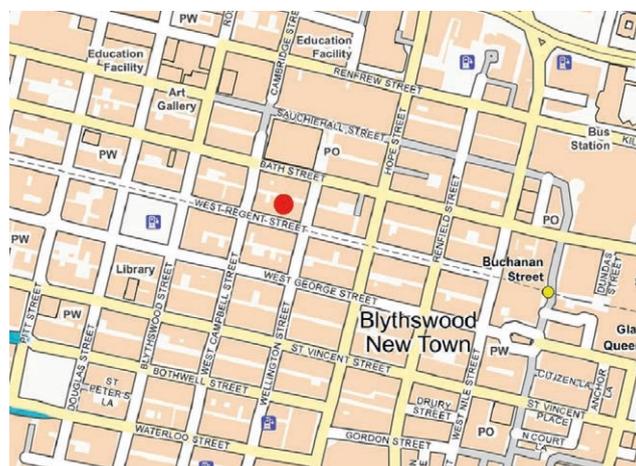




130-132 West Regent Street, Glasgow, G2 2RQ

- Income Producing Asset Management Opportunity
- Prime Traditional Office Location
- Category 'C' Listed Building
- Excellent Transport Links and Local Amenities
- Accommodation Extends to Approximately 627.53 Sq. M.
(6,754 sq ft)



LOCATION

Glasgow is Scotland's largest city, with a population in excess of 600,000 people and boasts a strong, vibrant and growing economy which hosts the headquarters for a number of Plc companies such as the nearby Scottish Power and Weir Group.

The city has excellent transport links, with the M8 and M74 Motorway's passing through the city centre and two main line rail stations at Glasgow Central and Glasgow Queen Street. The nearby Buchanan Bus Station is a major bus terminus and Glasgow International Airport is situated around seven miles to the south west of the city centre.

DESCRIPTION

The subject comprises a three storey over basement traditional townhouse, which occupies a mid-terrace position on West Regent Street. The subjects are of traditional sandstone construction to the front, with a painted external finish and include a full height, rear extension of brick construction which borders Bath Lane to the rear.

Entry to the property is at ground floor, via a raised staircase over the basement premises which has a separate access from street level. Internal accommodation is arranged over basement, lower ground, ground, first and second floors, and has been fitted out to provide a mix of open plan salon space and smaller treatment/therapy rooms.

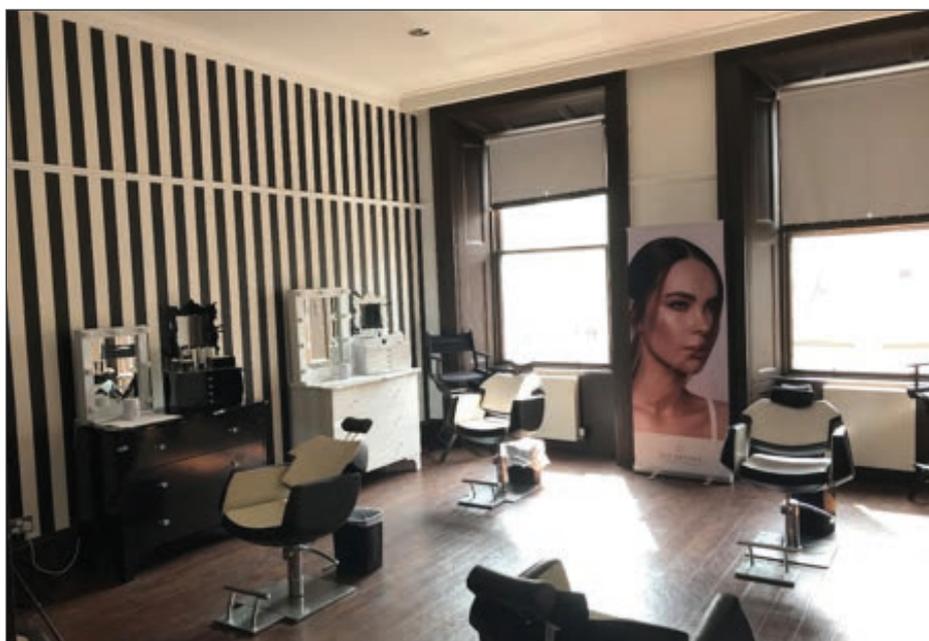
ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement Professional Statement (1st Edition), we calculate the following approximate floor areas:

FLOOR	Sq M	Sq Ft
Lower Ground/ Basement	109.65	1,180
Ground	175.13	1,885
First	170.04	1,830
Second	172.71	1,859
Total	627.53	6,754

LEASE TERMS

We understand the subjects are held on a Full Repairing and Insuring lease until March 31st 2023 with a passing rent of £81,600 per annum.



Full details can be made available upon request.

OFFERS

Offers in the region of £1,000,000 are invited for the heritable interest of the property.

RATING ASSESSMENT

According to the Scottish Assessors' Association website, the subject property is entered in the current Valuation Roll with a range of Rateable Values which equate to: £72,100

VAT

Unless otherwise stated, all figures, prices etc are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald:

To arrange a viewing contact:



Innes Flockhart
Senior Surveyor
innes.flockhart@g-s.co.uk
0141 567 5351
07803 896 939



Terry McFarlane
Head of Agency
Terry.McFarlane@g-s.co.uk
0141 567 5397
07766 551 663

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2019