

FOR SALE OFFICE INVESTMENT

Gordon Chambers, suite 2/2 & 2/3, 82 Mitchell Street, Glasgow, G1 3NA



- **Attractive Investment Opportunity**
- **City Centre Location**
- **Located Opposite NCP Car Park**
- **Refurbished Office Suite**
- **Within Glasgow's Central Business District**
- **No VAT on property**
- **Sale Price £190,000**

VIEWING & FURTHER INFORMATION

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LOCATION

The subjects are located on the east side of Mitchell Street in the heart of Glasgow city centre. The subjects benefit from excellent transport links via Glasgow central and Glasgow Queen Street railway station both located within a close proximity. In addition, Buchanan Street underground station is located a short distance away whilst an NCP multi-storey car park is located immediately opposite the building.

Buchanan Street is only a short walking distance from the subjects which is the main shopping street within the city.

Neighbouring occupiers include **Johnsons**, **Henry Healy** and **Greaves Sports**, whilst surrounding leisure occupiers include the **Lighthouse**, **Ross's Bar**, **Barolo Grill** and **Revolution**.

DESCRIPTION

The subjects are located on the second floor of a traditional red sandstone building known as Gordon Chambers which is a grade B listed building and forms part of a six storey office building.

Access to the office suites is obtained via a marble entranceway at ground floor level leading into a main entrance vestibule which benefits from a passenger lift and internal stone stairwell.

The accommodation comprises an attractive office suite located on the 2nd floor of a traditional office premises.

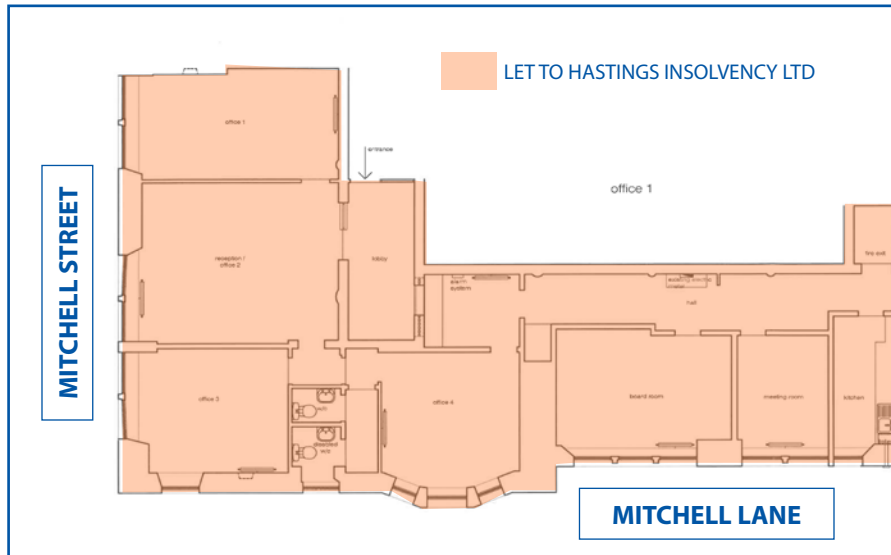
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82 Mitchell Street Accommodation

This attractive office suite is accessed from Mitchell Street by means of a prominent entrance door. Internally the office suite provides cellular office space with a number of private office suites and a large glazed boardroom at the front of the suite. The floor plan above gives an indication of the current space. This suite is occupied by Hastings Insolvency Ltd. The floorplan above shows the configuration of the office suite.

ACCOMMODATION

From sizes taken during our inspection, we calculate the subject property, measured in accordance with the RICS Code of Measuring Practice (6th Edition), to extend to the following approximate net internal floor area:-

82 Mitchell Street **148.19 sq m (1,595 sq ft)**

SALE PRICE

We are seeking offers in excess of **£190,000** for the heritable interest for the suite.

LEASE DETAILS

82 Mitchell Street is currently occupied by Hastings Insolvency Ltd. The subjects can be made available on the basis of a sale and leaseback to Hastings Insolvency Ltd at a rental of £17,000 per annum on a 10 year FRI lease with a tenant only break option and upwards only rent review clause at year five. The subjects can also be made available on the basis of vacant possession. Interested parties should contact the sole selling agent in this respect.

RATING

The premises are entered into the current Valuation Roll with a Rateable Value of **£13,000**.

100% rates relief may be available to qualifying tenants.'

PLANNING

We understand that the property has Planning Consent for its existing use. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

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EPC

The subject property currently has a energy performance rating of 'E'.

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

VAT

No VAT on this property.

LEGAL COSTS

Please note that each party is responsible for their own reasonably incurred legal costs relative to the transaction.

VIEWING

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

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