



TO LET / MAY SELL

RARELY AVAILABLE OFFICES ON BUCHANAN STREET

3rd Floor, Suite 2,
166 Buchanan Street,
Glasgow, G1 2LW

- Rare opportunity to purchase office on Buchanan Street.
- Category 'A' listed traditional building, located next to Buchanan Galleries.
- Net Internal Area of 87.71 sq.m. (944 sq.ft.)
- Rental offers in excess of £12,500 per annum are invited.
- Sale offers in excess of £110,000 are invited.



Commercial Department
220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615



LOCATION

The property is situated on the east side of Buchanan Street within Glasgow City Centre, between its junctions with West George Street and Bath Street.

The property is adjacent to Buchanan Street Subway Station with Queen Street Railway Station to the east and Glasgow Central Station is a short distance to the south west. Buchanan Bus Station is a short distance to the north providing regular bus routes throughout Scotland.

Buchanan Street is regarded as being the prime retail street in Scotland and second busiest shopping thoroughfare in the UK after Oxford Street in London. Local amenities are therefore exceptional with a wide variety of restaurants, bars, cafes and bistros within a short walking distance.

The approximate location of the subjects is indicated on the attached street plan.

DESCRIPTION

The property is an office situated on the 3rd floor within a traditional 7 storey and attic city building of red sandstone construction. The building was Category A listed by Historic Scotland on 15th December 1970.

The main elevations are a mixture of brick and red sandstone. The roof is of a pitched, timber framed and boarded design, finished externally we assume with slate tiles.

There is a common entrance close and stairwell, together with an attended passenger lift which serves all floors within the building. The third floor offices are entered from a common landing/passageway.

The premises comprise 3 office suites of varying sizes, along with a kitchen and male and female toilet accommodation.



FLOOR AREA

From measurements taken on site, we calculate the property to extend to the following Net Internal floor area to be 87.71sq.m (944sq.ft.).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £8,200.

The property qualifies, subject to occupier status, for 100% rates relief through the Small Business Bonus Scheme.

LEASE TERMS

New full repairing and insuring leases available for a period not less than 5 years.

Rental offers in excess of £12,500 per annum are invited.

SALE TERMS

Offers in excess of £110,000 are invited for the heritable interest of the property.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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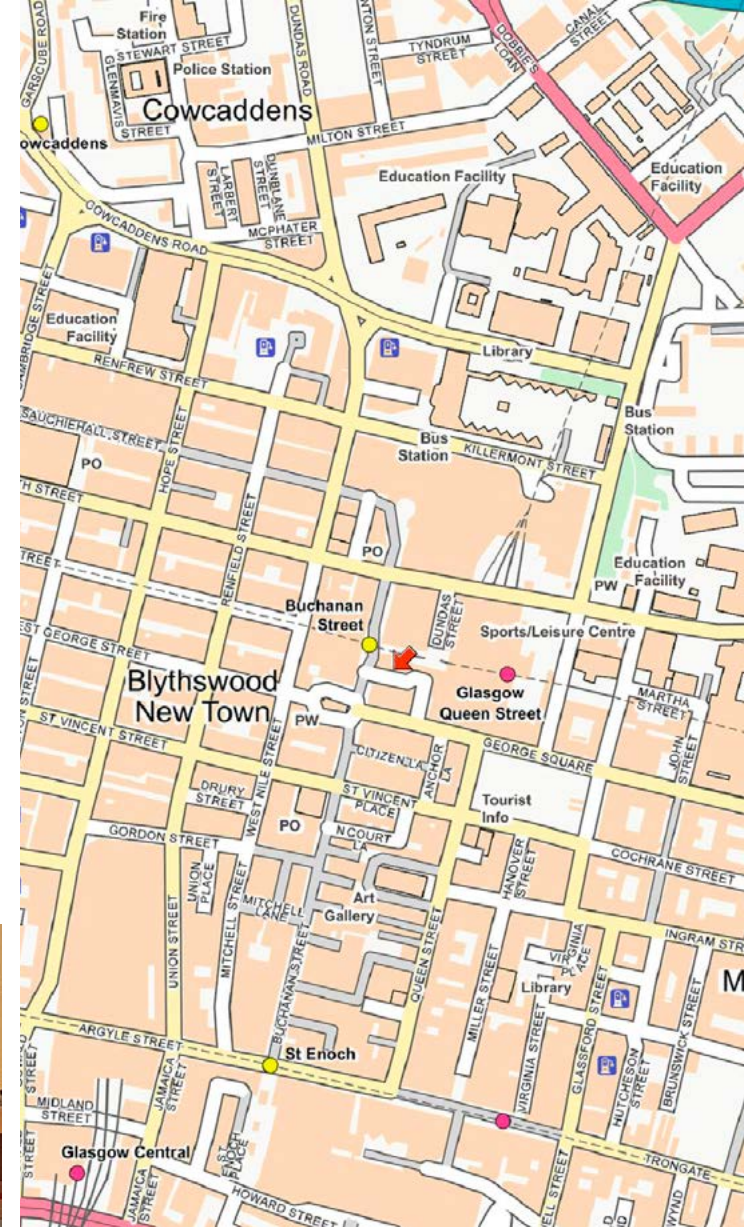
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