

209 – 213 ST VINCENT STREET

GLASGOW • G2 5QY

INVESTMENT
OPPORTUNITY WITH
GROWTH POTENTIAL

FOR SALE

- Prime corner location within Glasgow's Central Business District.
- Opportunity for asset management and growth.
- Category "C" Listed building.
- Excellent transport links and convenient for M8 motorway.
- Accommodation extending to 610.27 sq.m. (6,569 sq.ft.) approximately.
- Extremely generous car parking – 6 deck and 10 garaged spaces.
- Current rental income of £78,231.40 per annum with prospect for early growth.
- Offers over £975,000 invited.



DM HALL
CHARTERED SURVEYORS

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

LOCATION

The subjects occupy a prominent corner position at the junction of St Vincent Street and Blythswood Street within Glasgow's Central Business District. St Vincent Street forms one of the main arterial routes running through Glasgow City Centre with Glasgow Central Station and Queen Street Station plus the Underground network all within a convenient walking distance. The subjects are also well placed for access to the M8 motorway, linking with the M77 close by and the M74.

The majority of surrounding buildings are occupied by professional firms which include the likes of KPMG, Scottish Power and Santander in close proximity.

DESCRIPTION

The subjects comprise Category C Listed townhouse premises arranged over 4 floors. The buildings are of traditional sandstone construction with slate roof coverings and mansard detailing. There are 2 separate ground floor entrances from St Vincent Street and there is an independent access from the street to the lower ground floor premises.

The building is fully occupied, with PAMM Healthcare Limited trading as Glasgow Medical Rooms in the entire lower ground floor and a section of the ground floor at number 213. Hachette UK Limited occupy the ground floor at No. 211. The remainder of the building is occupied by Bannerman Johnstone Maclay, Accountants.

In order to show the accommodation, and clarify the occupation of the building, please see the attached plans which are provided for indicative purposes only.

The property benefits from excellent car parking facilities with a rear car park area, accessed off Blythswood Street, which can accommodate up to 6 vehicles. The aforementioned car park is fully utilised by Bannerman Johnstone Macley and it sits above a secured garage area, accessed off St Vincent Lane which can accommodate 12 vehicles in a tandem arrangement.



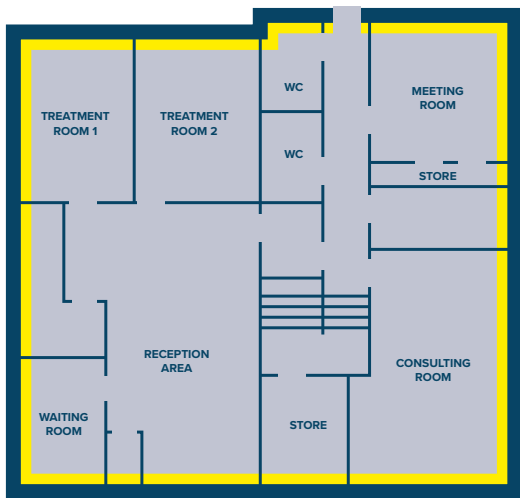
Boardroom



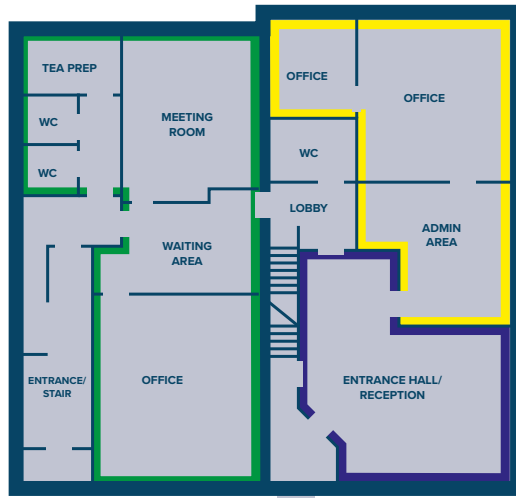
BJM Reception Area



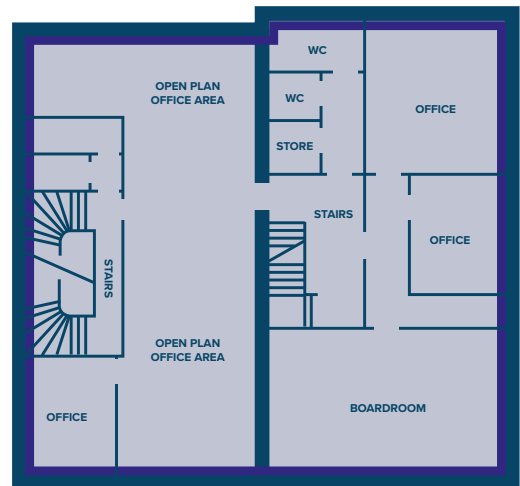
Rear elevation and BJM deck car park



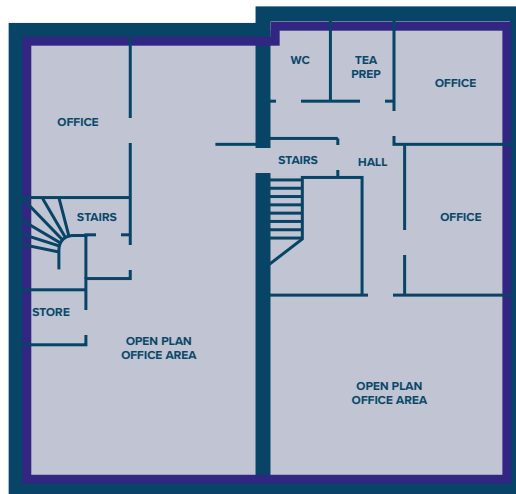
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Glasgow Medical Rooms reception



Surgery / consulting room at LGF



Rear garage car parking

Bannerman Johnstone Maclay
 Hachette UK Ltd
 PAMM Healthcare Ltd



FLOOR AREA

According to our calculations the subjects provide the undernoted Net Internal floor areas measured in accordance with the RICS Property Measurement (2nd edition 2018)

Floor Areas	209/211 St Vincent Street	213 St Vincent Street
Lower Ground Floor	89.28 sq.m. (961 sq.ft.)	67.72 sq.m.(729 sq.ft.)
Ground Floor	62.98 sq.m. (678 sq.ft.)	80.36 sq.m. (865 sq.ft.)
First Floor	75.25 sq.m. (810 sq.ft.)	68.38 sq.m. (736 sq.ft.)
Second Floor	86.31 sq.m. (929 sq.ft.)	79.99 sq.m. (861 sq.ft.)
Total	313.82 sq.m. (3,378 sq.ft.)	296.45 sq.m. (3,191 sq.ft.)

TENANCY SCHEDULE

Floor/Suite	Tenant	Floor Area	Lease Expiry	Rent/Comments
Entire LGF plus area at GF of 213	PAMM Healthcare Ltd	1,690 sq.ft. @ LGF 515 sq ft @ GF of 213	June 2020	£22,680.40 and includes tandem garage car space.
GF @ 211	Hachette UK Ltd	678 sq.ft.	26th May 2021	£12,218 p.a. and includes tandem garage car space.
GF @ 213 + 1st & 2nd FL @ 211/213	BJM	3,686 sq.ft.	Annual licence from 1st May	£33,000 p.a. which includes deck parking.
Car Spaces	Ian Robb Properties	Tandem space	TBC	£4,000 p.a.
Car Spaces	Reith Lambert	Tandem space	TBC	£3,333.33 p.a.
Car Spaces	Beaumont PPS	Tandem space	TBC	£3,000 p.a.
Car Spaces	Vacant	Tandem space	N/A	Available to let

RATES

The offices and car spaces have multiple entries within the Valuation Roll and an extract copy of the relevant entries from the Assessors website can be provided to interested parties upon request

Alternatively parties can view this information directly by visiting the Assessors website – www.saa.gov.uk

TERMS

Offers in excess of £975,000 are invited for the purchase of our clients heritable interest, subject to, and with the benefit of, the existing lease/occupational agreements.

VAT

All prices are quoted exclusive of VAT. VAT will be chargeable on the purchase price.

EPC

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

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Graeme Todd

T: 0141 352 6411

E: graeme.todd@dmhall.co.uk

Jonathan McManus

T: 0141 352 6423

E: jonathan.mcmanus@dmhall.co.uk

DATE OF PUBLICATION

September 2019

REF

WSA1367

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.