

TO LET/MAY SELL

Office Space

Suite 2/1, 82 Mitchell Street, Glasgow, G1 3NA



- NIA: 74.24 sq m (800 sq ft)
- Location – in heart of CBD
- Character building
- Potentially rates free
- No VAT payable
- Rental: Offers in excess of **£8,500 pa**
- Price: Offers in excess of **£85,000**

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 short distance.

In addition, Buchanan Street underground station is located a short distance away whilst NCP multi-storey car park 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**, and **Barolo Grill**.

The street plan overleaf illustrates the approximate location of the subjects for information purposes only.

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 suite 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.

Internally the subjects are arranged to provide open plan office/reception area to the front. Glazed stud partitioning has been used to form a large internal meeting room/office. A rear office/store area has been formed to the rear of the main office. Space heating is provided by means of wall mounted electric panel heaters.

Toilet facilities are situated on the common landing and are shared in common with the adjacent proprietors within the floor.

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ACCOMODATION

From measurements taken during our inspection, we calculate the subject property, measured in accordance with the RICS Code of Measuring Practice (6th Edition) extends as follows:

Net Internal Area: **74.24 sq m (800 sq ft)**

PRICE/RENTAL & LEASE TERMS

We are seeking offers in excess of **£8,500** per annum for the benefit of a new lease of flexible duration incorporating regular upwards only rent reviews. Alternatively, our client may consider a sale of the heritable interest in the subjects in which case we are seeking offers in excess of **£85,000**.

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£6,300**.

As the rateable value is below £15,000, the property will currently benefit from a zero rates liability in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

EPC

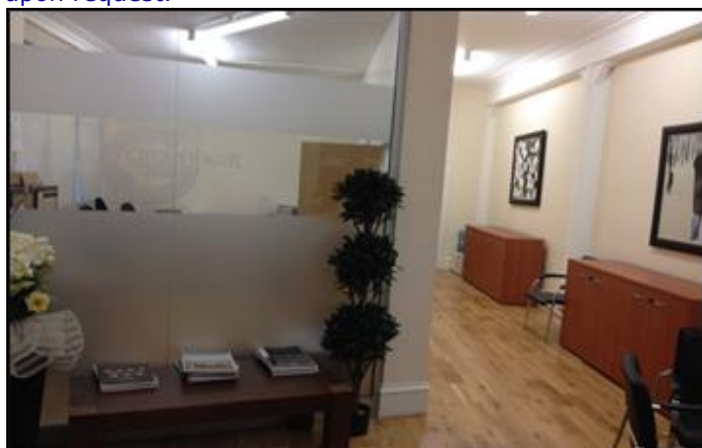
A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

We have been advised by our client that VAT will not be applicable on the price/rent.

SERVICE CHARGE/MANAGEMENT FEE

The property is factored and an annual service charge/management fee is payable by the occupiers of the building. Full details will be provided to enquirers upon request.



LEGAL COSTS

Please note that the incoming tenant/ purchaser will be responsible for our client's reasonably incurred legal costs relative to the transaction.

VIEWING

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

A Shepherd Chartered Surveyors, 5th Floor,
80 St Vincent Street, Glasgow, G2 5UB

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