

Ryden.co.uk

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To Let



203-205 Bath Street, G2 4HZ

**From 785 sq ft (72.96 sqm) to
3,401 sq ft (315.96 sqm)**

2 tandem car spaces

Viewing strictly by appointment with sole letting agents.

Ryden
130 St Vincent Street
GLASGOW G2 5HF

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LOCATION

The subjects are located on the south side of Bath Street in a central location in the heart of Glasgow's city centre.

The building is located within a 10 minute walk of Queen Street/Central Stations and less than 2 minutes drive from the M8. A wide range of amenities including retail, hotel and leisure are within minutes of the property.

DESCRIPTION/SPECIFICATION

Both buildings are accessed from the ground floor via a secure door entry system from where an impressive staircase provides access to all upper floors.

The subjects provide a range of refurbished suites that are typically cellular in nature.

Each suite provides a mixture of the following specification:

- Ornate plaster ceilings with uplighters
- Suspended ceiling with LED lighting
- Perimeter central heating
- Perimeter trunking
- Access to male and female toilets
- Dedicated kitchenettes

ACCOMMODATION

203 Bath Street

| | | |
|--------------|--------------------|---------------------|
| Second | 785 sq ft | (72.93 sqm) |
| First | 985 sq ft | (91.51 sqm) |
| Ground | 847 sq ft | (78.69 sqm) |
| Total | 2,617 sq ft | (243.13 sqm) |

205 Bath Street

| | | |
|--------------|--------------------|---------------------|
| Second | 916 sq ft | (85.10 sqm) |
| First | 979 sq ft | (90.95 sqm) |
| Ground | 1,506 sq ft | (139.91 sqm) |
| Total | 3,401 sq ft | (315.96 sqm) |

2 tandem car spaces are available to the rear of the subjects.

LEASE/ RENTAL

The suites are available on new Full Repairing and Insuring leases for a term/rent to be agreed.

RATEABLE VALUE

The Rateable Value for the suites will require to be re-assessed for suite by suite occupation.



As a guide, all suites barring the ground floor of 205 Bath Street fall below the £15,000 threshold for 100% rates relief under the Small Business Bonus Schedule, for qualifying tenants.

ENERGY PERFORMANCE

The property has an Energy Performance Rating of TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING / FURTHER INFORMATION

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