

# Ryden.co.uk

## 0141 204 3838

130 St Vincent Street, Glasgow, G2 5HF  
Tel: 0141 204 3838 Fax: 0141 204 3554

## 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

Contact: Ruaridh Cameron/Tim Jacobsen  
Telephone: 0141 270 3124/0141 270 3170  
Email: [ruaridh.cameron@ryden.co.uk](mailto:ruaridh.cameron@ryden.co.uk)/  
[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)

## 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)
<b>Total</b>	<b>2,617 sq ft</b>	<b>(243.13 sqm)</b>

### 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)
<b>Total</b>	<b>3,401 sq ft</b>	<b>(315.96 sqm)</b>

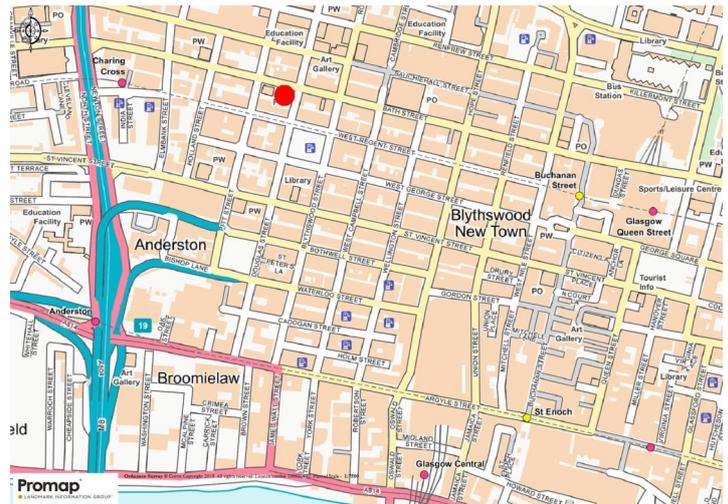
2 tandem car spaces are available to the rear of the subjects.

## 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

Ryden  
130 St Vincent Street  
Glasgow  
G2 5HF

Contact: Ruaridh Cameron/Tim Jacobsen  
Tel No: 0141 270 3124/0141 270 3170  
E-mail: [ruaridh.cameron@ryden.co.uk](mailto:ruaridh.cameron@ryden.co.uk)/  
[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)

Date of Publication—March 2019