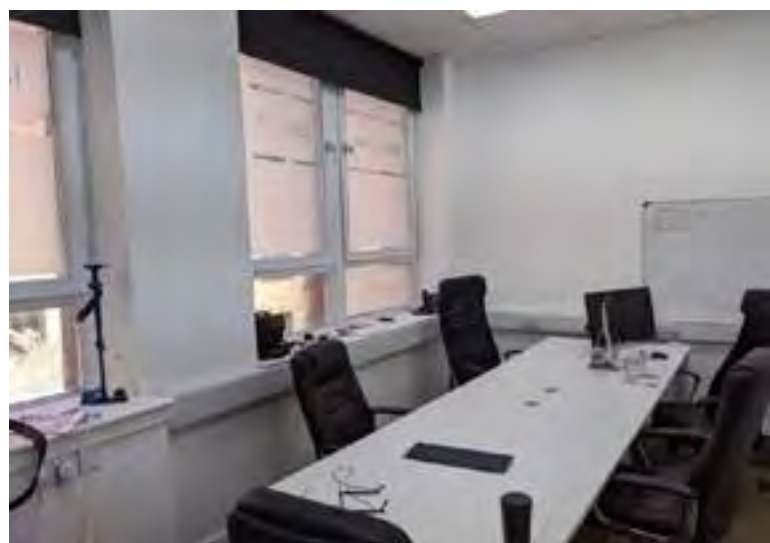




Tel. 0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS
SCOTLAND**



TO LET

27 Goosedubbs Lane, Glasgow G1 5HT

- **First floor Contemporary Studio Space**
- **Dedicated Entrance**
- **Outside Terrace/Breakout Area**
- **Improving Location**
- **Excellent Car Parking Provision Nearby**

**MAY SELL
THE ENTIRE
BUILDING AT
£335K***

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

Goosedubbs Lane is situated on the eastern fringe of Glasgow city centre in an improving, diverse and emerging cosmopolitan area. The property is situated on a cobbled lane between Stockwell Street and Howard Street.

DESCRIPTION

The property comprises a well-appointed bright 1st floor office studio contained within a refurbished two storey building with dedicated entrance. The studio has been fitted out to create a contemporary working environment including an outdoor terrace.

ACCOMMODATION

The accommodation comprises an open plan office with 1 private meeting room, kitchen and ladies and gents w.c.'s. There is also provision to install a shower room.

We calculate the net internal floor area of the studio at 98.78 sq m (1,063 sq ft).



RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £8,100.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

TERMS

Our client is seeking a rent of £15,000 per annum on full repairing and insuring terms of negotiable duration.

VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

*Gregor Hinks | *Grant Strang Tel. 0141 337 7575

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