



100%  
RATES RELIEF



## Prominent Ground Floor Office Suite

Carlton Building, 63 Carlton Place, Glasgow, G5 9TW

- **Popular location for Law firms**
- **593 sq ft (55.15 sq m)**
- **£8,650 per annum**
- **Qualifies for 100% Rates Relief**

### Location

The premises are positioned on the south bank of the River Clyde, at Carlton Place's junction with South Portland Street, immediately opposite the suspension footbridge.

The property is located within easy walking distance to all the central City Centre amenities, including Central Station and St Enoch's Subway. Bridge Street Subway is also a short walk lying on the south side of the River Clyde and the main bus routes are located nearby. In addition, the M74 and M8 (J20) motorways are within easy reach.

The subject are within close proximity to Glasgow Sheriff Court and for that reason, the area is very popular with legal firms. Other occupiers located closeby include St Allan Brand Architects, Adeo Group, Jones Associates, Glasgow City

Council, Beltrami & Co. Solicitors and the Prince & Princess of Wales Hospice.

### Description

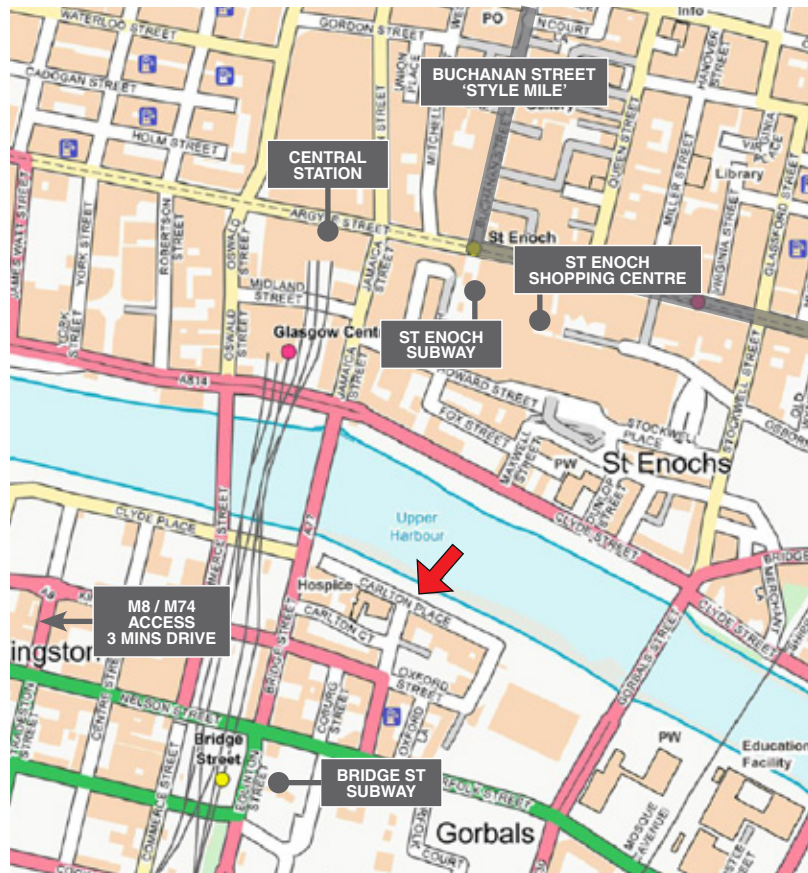
The subjects comprise a ground floor office within a prominent 4 storey sandstone building. The premises are positioned on the South Portland Street elevation of the building.

The building has a secure door entry leading to an attractive entrance area. The suite comprises an open plan reception area together with a client waiting area and three private offices. The finishes are modern comprising a carpet floor finish, plaster and painted walls, a suspended ceiling with integrated down lights. Good natural daylight is provided from windows spanning the depth of the office. There are communal toilets next to the office suite.

### Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal floor area of:

593 sq ft (55.15 sq m)



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## Lease/Sale Terms

The premises are held on a full repairing and insuring lease expiring October 2020.

The passing rent is £8,650 pa, there are no further rent reviews.

Our client is seeking to assign, or sublease, their interest. Alternatively, we would be prepared to discuss the prospect of a new longer lease with the Landlord.

## Business Rates

RV	£6,800
UBR	£1 / £0.466
Payable	£3,170

The premises qualify for 100% rates relief under the small business bonus scheme. For further details contact the Director of Finance at Glasgow City Council.

## Service Charge

The tenant shall pay a share of the service charge for the building. Further details can be provided upon request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and Registration Dues, if applicable.

## Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. December 2017.

**For further information please call today 0141 556 1222**