

**DALKIN + CO**

## **FOR SALE ( MAY LET )**

**FANTASTIC CITY CENTRE OFFICE WITH PARKING IN WALK IN CONDITION WHICH  
COULD BE SUITABLE FOR CONVERSION TO RESIDENTIAL OR LICENSE/LEISURE**

**ENTIRE TOWNHOUSE + REAR MEWS ON BATH LANE INCLUDING GARAGE  
+ 2 CAR SPACES**

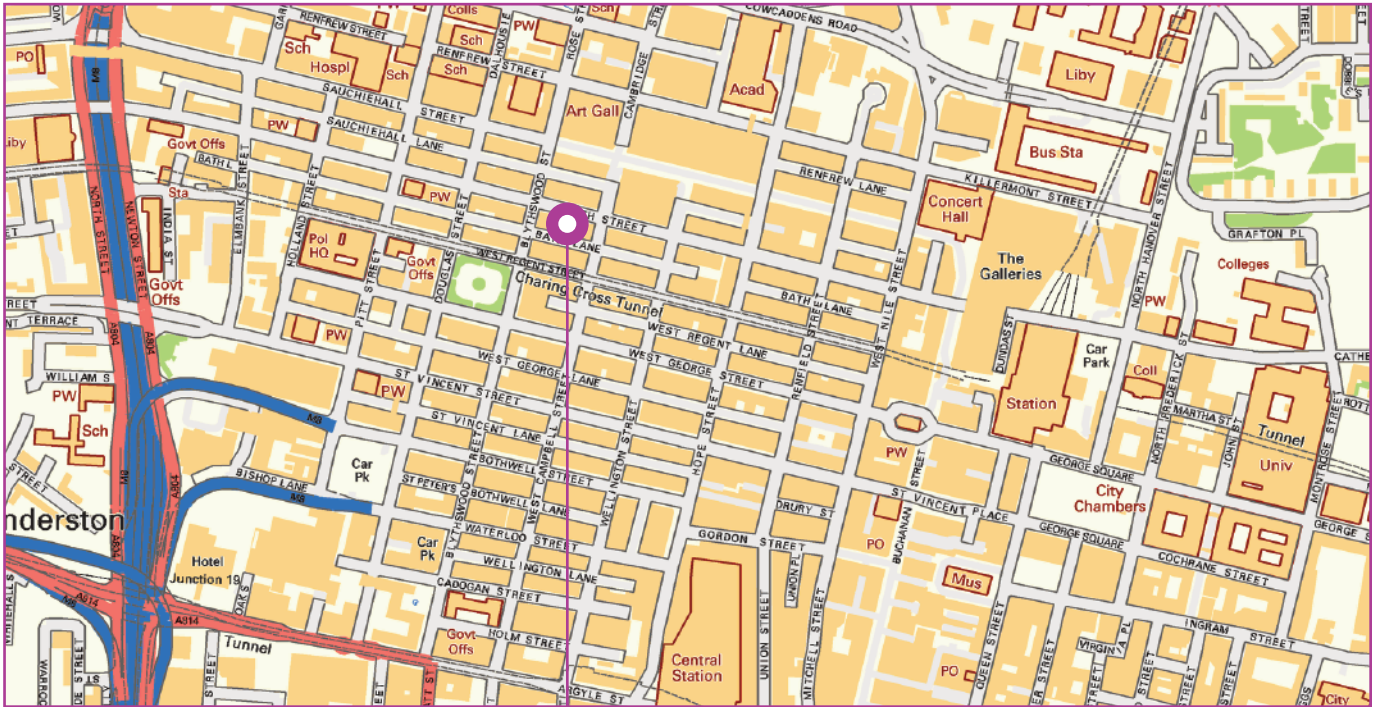


**THE PROPERTY CAN BE EASILY SPLIT AS SEPERATE ENTRANCE TO BASEMENT BUT  
ALSO REAR MEWS / GARAGE / GARDEN AREAS**

**159 BATH STREET  
GLASGOW G2 4SQ**

Standard Buildings, 94 Hope St, Glasgow G2 6PH  
colin@dalkinandco.com

**07766 203 213**



## Location

The subject property occupies a prominent position on the south side of Bath Street between its junctions with West Campbell Street and Blythswood Street and are within the City's Central Business District.

The property is particularly well located for access to all forms of public transport with **QUEEN STREET STATION** and **CENTRAL STATIONS** nearby, whilst **BUCHANAN BUS STATION** and **UNDERGROUND STATION** are also within easy walking distance.

There is easy access to the M8 is in both directions within 2 minutes.

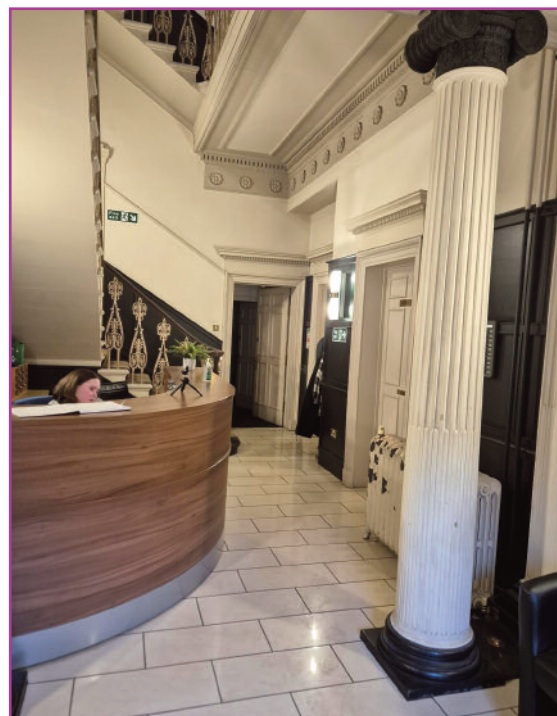
The area is a mix of commercial uses and nearby occupiers include **RETTIE ESTATE AGENTS**; **SARTI**; **PURE GYM**; **SAUCHIEHALL SHOPPING CENTRE**; **ELANIC PRIVATE HOSPITAL**; **HAMPTON BY HILTON HOTEL**; **NCP CAR PARK**; **BUTTERFLY + PIG**; **ART HOUSE** and a variety of well known independent bars, coffee shops, retailers and offices.

## Description

The subjects comprise a traditional blonde sandstone mid terrace townhouse over lower ground, ground and 2 upper floors and in addition there is a Mews building on Bath Lane which provides additional office accommodation at first floor above a garage providing 2 secure car spaces.







## Accommodation

Lower Ground	68.46 sq m	736 sq ft
Ground Floor	86.02 sq m	926 sq ft
First Floor	80.72 sq m	869 sq ft
Second Floor	81.58 sq m	878 sq ft
Mews Upper	28.64 sq m	308 sq ft
<b>TOTAL</b>	<b>345.42 sq m</b>	<b>3,717 sq ft</b>

There are kitchen and toilet facilities on all floors including the Mews building.

Currently there is a separate access to the basement area and also the mews Building.

There is also a small garden area between the Townhouse and Mews which has been partially decked to provide an outside seating/barbecue area.

## Rateable Value

£38,000.

## Price/Rent

On application.

## Lease

There will be a new lease in the event new occupier would prefer to rent.







## VAT

All prices, premiums and rents quoted are exclusive to VAT.

## Entry

Available from December 2025 - the current tenants lease expires in November 2025.

## Legal Costs

Both parties will be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

## Viewing & Further Information

Strictly by prior arrangement as the tenant needs 24 hours notice to provide access.

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