DALKIN + CO

FOR SALE

RARELY AVAILABLE SMALL CITY CENTRE OFFICE IN WALK IN CONDITION

SECURE SPACE WITH LIFT ACCESS

5 ST VINCENT PLACE
FLAT 3 / 9
GLASGOW
G1 2DH

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790

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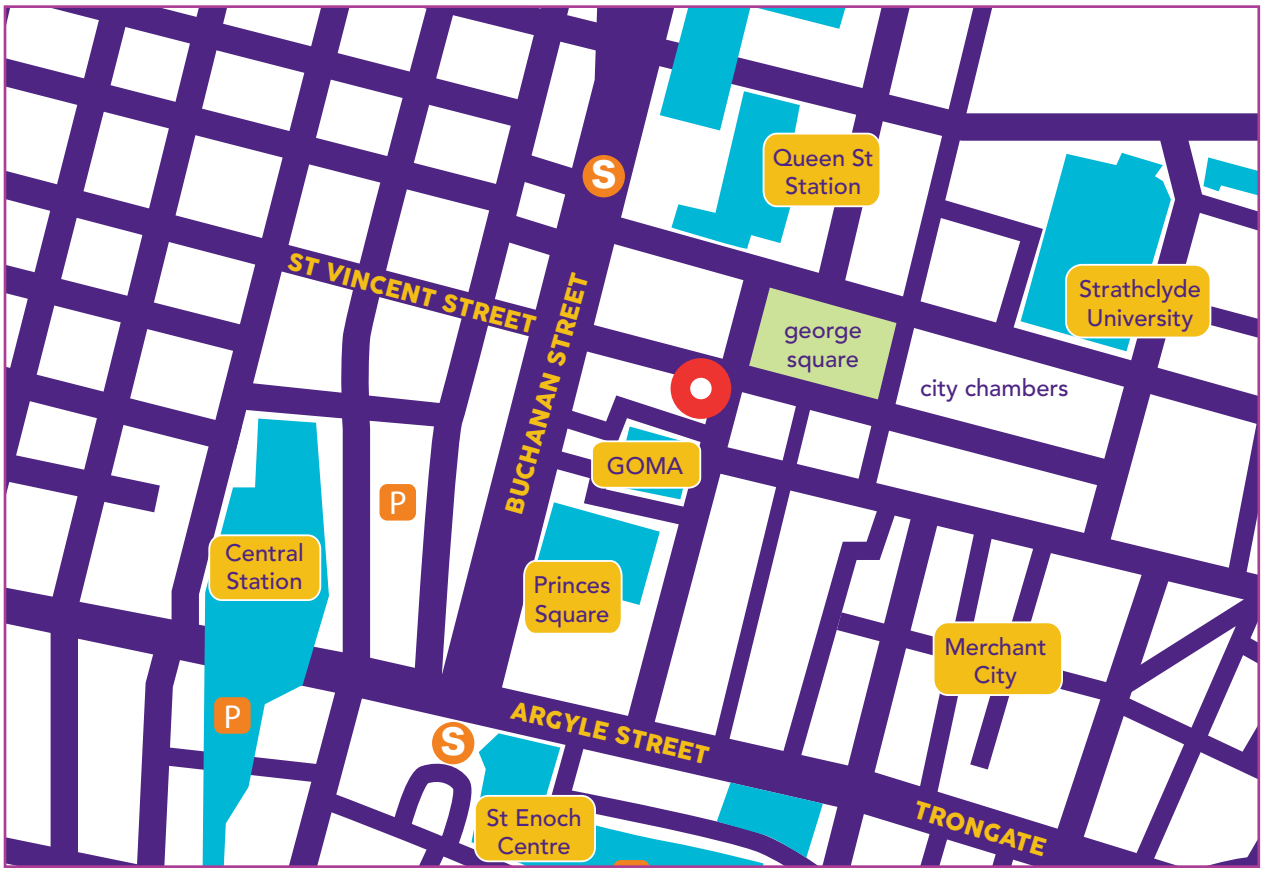

Location

The subjects are located in the heart of Glasgow City Centre.

The suite is contained within a large corner block at the corner of St Vincent place and Queen Street. The premises are accessed of the main entrance on the south side of St Vincent Place at its junction with Queen Street next to George Square and a short distance from QUEEN STREET RAIL STATION and CENTRAL STATION. The premises are easy to access and just off ROYAL EXCHANGE SQUARE and BUCHANAN STREET whilst THE CITY CHAMBERS are closeby.

Description

The subjects form part of a large 4 storey corner sandstone building. The upper floors are used as offices and showrooms and benefit from security entrance along with external roller shutter protecting the door to the office.

A lift is available and provides access to all 4 floors.

Accommodation

The property is currently a single office which has been used as an accountants office for the last 25 years. They are relocating along the corridor to a larger office hence the suite is available.

There is a large double glazed bay window in the office which has traditional high ceilings. Electrics and a water connection are provided in the office. There is a roller shutter door over the door for added security. Separate male and female toilets are provided on each floor.

TOTAL FLOOR AREA 240 sqft (22.3 sqm) approx

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Rateable Value

We understand the subjects have a current rateable value of £2,000.

The premises could qualify for 100% rates relief - details on request.

Price

Offers over £35,000

VAT

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

EPC

Available on request.

Entry

Immediate entry is available.

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

By arrangement with sole selling agent

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March 25

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.