

TO LET

REFURBISHED OFFICE ACCOMMODATION

166

BUCHANAN STREET, GLASGOW, G1 2LL

The property is situated on the east side of Buchanan Street, between its junction with Dundas Lane. Located in the heart of Glasgow City Centre, the property is well located for access to Glasgow's main public transport hubs namely Glasgow Central and Queen Street train stations and both Buchanan Underground and Bus Station.

Buchanan Street is widely accepted as being the second busiest shopping thoroughfare in the UK. Local amenities are therefore exceptional and there is a wide variety of restaurants, bars, cafés and bistros within short walking distance.





DESCRIPTION

The property comprises a seven-storey traditional sandstone building with the office accommodation located above a ground floor retail unit. Access to all suites is via a secure door entry system off Buchanan Street leading to a communal entrance, stairwell and passenger lift. Internally the suite has been fully refurbished providing seven private offices with generous kitchen and staff area.

RENT

The suite is available on the following inclusive (Rent & Service charge)

Rent:- £20,500 per annum.

SERVICE/FACTOR CHARGES

The ingoing tenant will benefit from an inclusive rental. The tenant will be liable for utilities and insurance premium for the suite.

LEASE TERMS

Our client is seeking to lease the suites on new internal repairing and insuring leases for a term to be agreed.

RATING ASSESSMENT

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll from 1st April 2017 as individual entries. Subject to applicant qualification, the subjects should qualify for 100% relief from April 2017 under the Small Business Bonus Scheme.

ACCOMMODATION

We calculate the Net Internal Area of the suite to be as follows: -

First floor 139.87 sq. m. 1,505 sq. ft.

Individual suites are available from 155 sq. ft.

ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.



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VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents:

Stephen McIntyre

Tel. 0141 278 6420

stephen@beaconbrooke.com



BEACON BROOKE

PROPERTY CONSULTANTS

John Grewar

Tel. 0141 248 2859

john@cargillproperty.com



MISDESCRIPTIONS: 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. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.