

Refurbished Office For Sale



**180 West Regent Street
Glasgow • G2 4RW**

- 1,895 sq ft (176 sq m) approximately
- Offers over £150,000
- No Vat on purchase price

Cargill

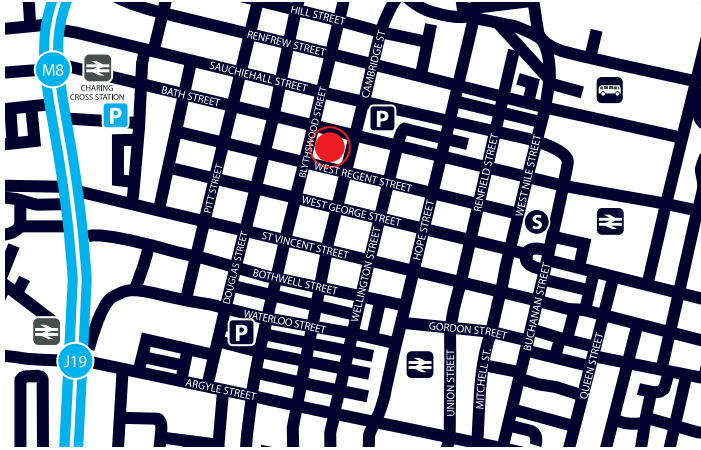
PROPERTY CONSULTANTS
0141 248 2859

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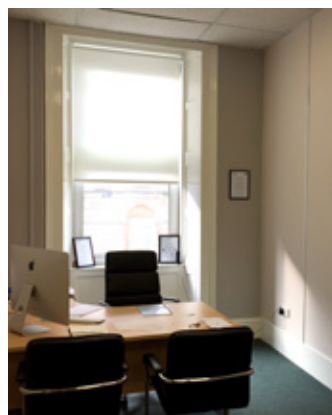
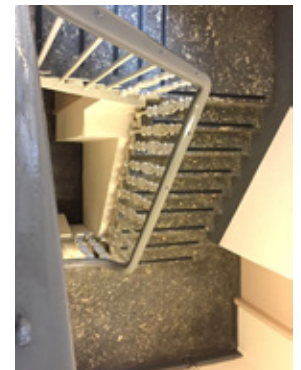
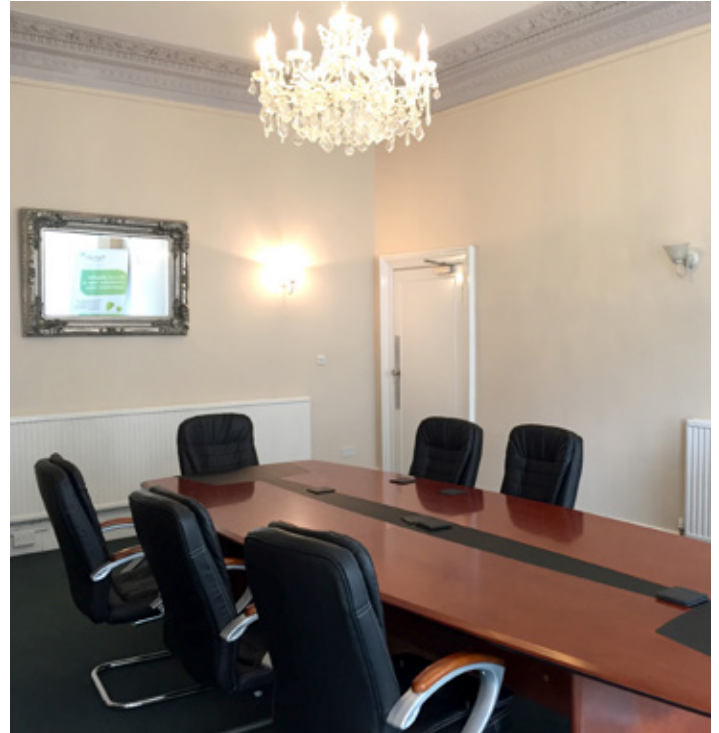
LOCATION

The property is situated on the north side of West Regent Street close to Blythswood Square in the Central Business District. The location benefits from the close proximity of The Blythswood Hotel, Dakota Hotel and various restaurants including Brian Maule and Two Fat Ladies.



DESCRIPTION

The first floor front suite is accessed via a communal ground floor entrance with a secure door entry system. The suite has been upgraded to provide a mix of private offices, meeting rooms, kitchen and storage facilities. Private toilet facilities and shower are provided in the suite as well as common toilet facilities in the building. The accommodation has been upgraded particularly the front suites and boardroom. The office has carpeted floors, plaster and painted walls and ceilings with fluorescent lighting. Heating is by electric panel heaters. The suite benefits from Cat 5 cabling.



ACCOMMODATION

The first floor suite has a net lettable floor area of 1,895 sq ft (176 sq m) approximately.

DISPOSAL TERMS

The suite is available for sale at offers over £150,000.

VAT

The property is not registered for VAT therefore VAT is not payable on the price.

RATEABLE VALUE

The property will have a Rateable Value of £16,300 from 1st April 2017. The property will qualify for 25% relief under the Small Business Bonus Scheme therefore qualifying parties will pay a reduced charge of £5,696.85 approximately.

VIEWING AND FURTHER INFORMATION

For further information contact:



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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. Date of publication March 2017.