

SELF CONTAINED OFFICE FOR SALE



**81 ST VINCENT STREET
GLASGOW G2 5TF**

- 1,132 sq ft / 105.16 sq m
- Offers over £175,000

Cargill

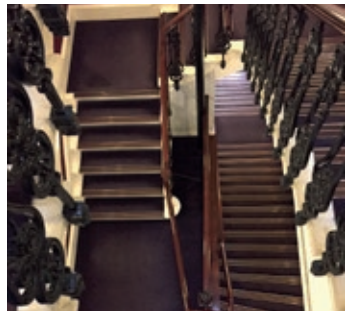
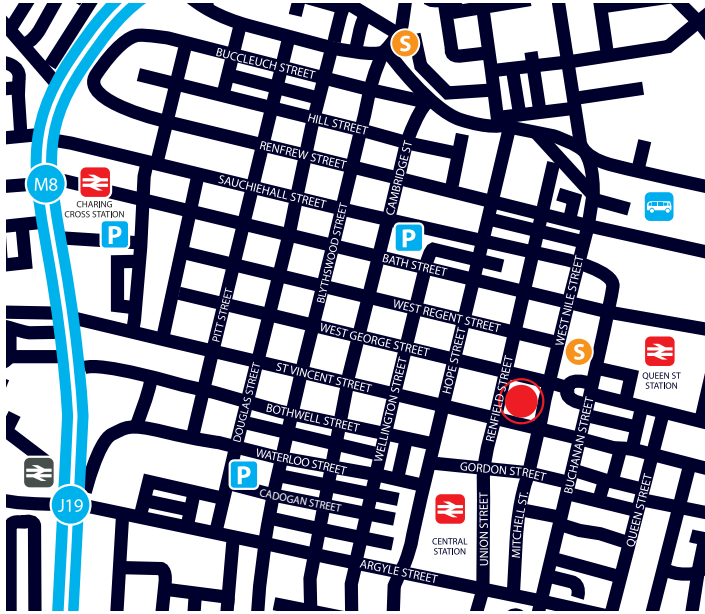
PROPERTY CONSULTANTS
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81 ST VINCENT STREET

Glasgow G2 5TF

LOCATION

The property is located in Glasgow City Centre and has the advantage of being in close proximity to both Queen Street & Central Stations as well as Buchanan Street Subway. The local area provides a wide range of restaurants and coffee shops for staff and clients. Shopping facilities are situated close by on Buchanan Street.



SITUATION

The property is situated on the south side of St Vincent Street between Renfield & West Nile Street.

DESCRIPTION

The subjects comprise the second floor front suite of this attractive red sandstone Grade B listed building accessed via a secure door entry at ground floor and stairwell. The suite provides reception and general office with two private offices. Private male and female toilets as well as small kitchen are provided in the office.

The suite has carpet tile floors, plaster and painted walls and ceilings with suspended fluorescent lighting. Heating is provided by a dedicated gas fired central heating system. Data is provided by perimeter trunking.

ACCOMMODATION

The suite has a net lettable floor area of 1,132 sq ft / 105.16 sq m approximately.

RATING

The property is currently entered in the Valuation Roll with a Rateable Value of £10,000. The property qualifies for 100% relief under the Small Business Bonus Scheme to qualifying parties.

PRICE

Offer in excess of £175,000 exclusive of Vat are sought.

VAT

All prices are quoted exclusive of Vat. Vat is payable on the price.

EPC

To be confirmed.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for Land & Buildings Transaction Tax and Registration dues.

VIEWING AND FURTHER INFORMATION

For further information contact:



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