

FOR SALE

OFFICE SUITE



1st Floor, 65 Bath Street, Glasgow, G2 2BX

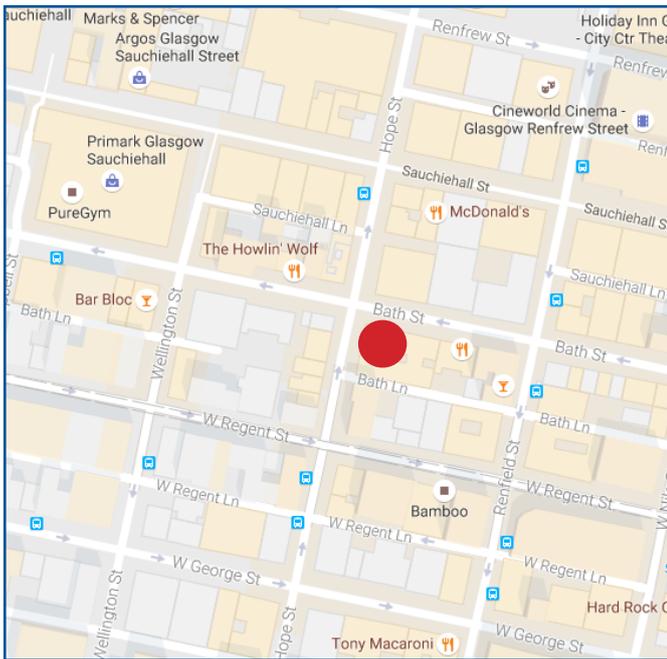
- Convenient city centre location
- Within popular office building
- 5 rooms plus male and female toilet accommodation
- Excellent natural daylighting
- Passenger Lift
- 100% rates relief
- 85.62 sq m (922 sq ft)
- Offers over £80,000

Location

The office is located to the south of Bath Street, between Hope Street to the west and Renfield Street to the east and within Glasgow's core office area. The property is within 5 minutes' walk of Glasgow Queen Street and Glasgow Central stations and benefits from a wide range of bus routes all on it's doorstep. Buchanan Street subway station is also within a few minute's walk.

The property also benefits from excellent road access, with the M8 motorway easily accessible at Junctions 17, 18 and 19. There is a good level of street level metered parking outside the property and numerous multi storey carparks within a 5 minute's walk.

Bath Street is formed close to both Sauchiehall Street and Buchanan Street, which form two of the three main shopping streets within the city centre and Buchanan Galleries and Buchanan Quarter shopping centres are located adjacent. There are also a wide variety of local bars, restaurants and cafes on Bath Street and the surrounding streets.



Description

The office is formed within a 5 storey building which is accessed from street level and which leads to an attractive entrance foyer which provides access to the lift and stairwell, with directional signage located at the entrance and upper floors.

The office comprises a suite of 5 rooms with dedicated male and female toilet accommodation. There is also ample storage space via small cupboards and a large walk-in secure store, which is separately accessed from the hallway.

The offices are finished to a good overall standard, with carpeted floors and generally papered and painted walls and ceilings. Lighting is by means of mainly fluorescent strip light fittings. There is an excellent level of natural daylighting via double glazed upvc framed windows. Heating is via wall mounted electric storage heaters.

Separate male and female toilets are contained within the suite, with each being fitted with WC and WHB, fitted with an electric hot water geyser.

Areas/Accommodation

From sizes taken at the time of our inspection, we calculate the office suite to extend to a total net internal area of 85.62 sq m (922 sq ft)

In addition to the above, there is a large walk-in secure store which extends to 2.45 sq m (26 sq ft).

The area quoted above excludes the male and female toilet accommodation.

Rating

The current Rateable Value is £8,300.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Price

Offers over £80,000.

Service / Factor's Charges

There is a service charge in place which is arranged via the factor. This charge includes external and common internal repairs, general maintenance, lift maintenance, common lighting, common heating, general cleaning, replenishing of toilets, management of the building, building insurance etc. Full details of the levels of charge and further information are available via the Sole Selling Agent.

VAT

There is no VAT payable on the price.

Energy Performance

The property has an EPC rating of F. A full copy of the certificate can be made available to interested parties upon request.

Legal Costs

Each party will bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666
Fax: 07006 037140

Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk



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