

**FOR SALE**

**OFFICE SUITES**



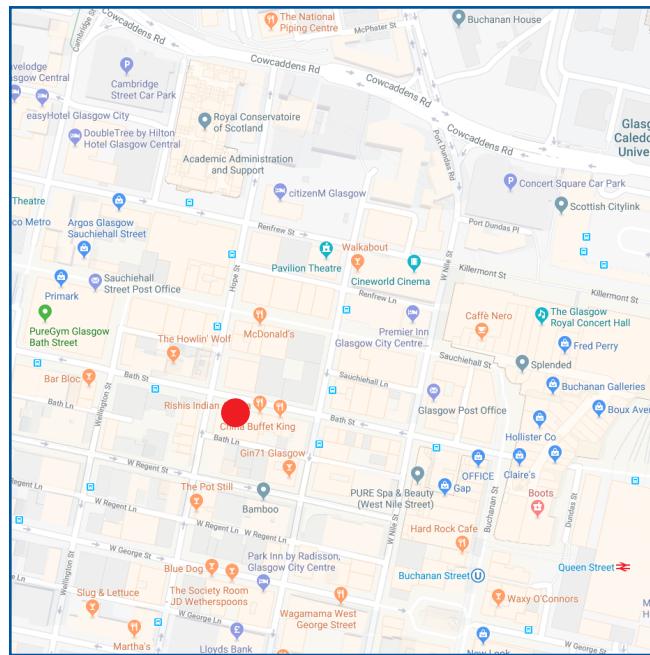
**3rd Floor, 65 Bath Street, Glasgow, G2 2BX**

- Convenient city centre location
- Within popular office building
- Excellent natural daylighting
- Lift access to upper floors
- Shared toilet and tea prep facilities
- 100% rates relief
- From 39.79 sq m (428 sq ft) to 115.65 sq m (1,245 sq ft)
- Suite 3/7 - Offers over £30,000
- Suite 3/8 - Offers over £55,000

## Location

The offices are 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, many of which are on its 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 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 offices are 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 property comprises two separate office suites, each with their own dedicated access door from the common landing, but also have an interconnecting door and therefore could be sold together or separately. The offices are finished to a reasonable 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.

The suites benefit from shared male and female toilet facilities and a tea prep area at third floor level.

## Areas / Accommodation

The suites extend to approximate net internal areas as follows:

Suite 3/7: 39.79 sq m (428 sq ft)

Suite 3/8: 75.86 sq m (816 sq ft)

The suites are interconnected, thereby providing a total area of 115.65 sq m (1,245 sq ft).

## Rating

The suites are assessed as follows:

Suite 3/7: Rateable Value £3,800

Suite 3/8: Rateable Value £7,100

Each suite benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme. If the suites were occupied together, with a combined Rateable Value, 100% relief would still apply.

## Price

Unit 3/7: Offers over £30,000

Unit 3/8: Offers over £55,000

## 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

Each suite has an EPC rating of G. A full copy of the certificates 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 or Andrew Millar

Email: eric@thomsonproperty.co.uk

Email: andrew@thomsonproperty.co.uk

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