

FOR SALE

TOWNHOUSE OFFICE BUILDING



21 ELMBANK STREET, GLASGOW, G2 4PB

- Listed townhouse building, part of traditional terrace
- Prominent frontage
- Designed over four floors
- Period features
- Suitable for office, retail or alternative use
- Close to M8 and adjacent to Charing Cross railway station
- NIA 442.77 sq m (4,765 sq ft)
- Offers over £475,000

Location

The building is located to the west of Elmbank Street, between St Vincent Street and Sauchiehall Street and within Glasgow City Centre.

The property is located a short distance south of Charing Cross railway station and is close to the M8 with access at Junctions 18 and 19. Regular bus services are close at hand and St Georges Cross subway station is within 10 minutes walk.

The property is located in an area of mixed use, with the newly created Sauchiehall Avenue, formed within Sauchiehall street being a vibrant location for casual dining and leisure uses, whilst Scottish Power's headquarters building and St Vincent Plaza (office development) are located a short distance south of the property.

The west side of Elmbank Street is characterised by period townhouse properties similar to the property, with occupiers including Sir Robert McAlpine, Scotwest Credit Union and Safestay Hotel. The east side of the street comprises The Old High School complex and it is understood this is to be re-developed for a mixed use scheme.

Description

The property comprises a 'B' listed traditional 4 storey terraced townhouse building, which has been extended to front and rear. The building is accessed via a cantilevered stair which leads to ground floor level, which in turn provides access to the lower ground and upper floors.

The main building is constructed of solid sandstone, with a pitched, timber framed and slated roof, with the rear projection designed over lower ground and ground floor being constructed of brick with a flat asphalt roof.

Internally, the space provides accommodation as follows:

Lower ground floor:

Large open plan room/hall, stores boiler room and male and female toilet facilities.

Ground floor:

Display window area, two rooms (currently used for storage), large room to rear (currently used as retail sales).

First Floor:

Three offices and male/female toilet facilities.

Second floor:

Four office rooms, one of which is currently used as a tea prep area.

The original townhouse building benefits from a number of original features including ornate corning, cupola, cast iron radiators and sash and casement windows.

The finishes are traditional within the main townhouse, with the accommodation being generally cellular. Floors are of concrete or suspended timber, with lath and plaster or plastered walls and lath and plaster ceilings, although some alterations have been made to the original finishes.

The more modern extension to the rear is mainly open plan with more modern finishes throughout.

Planning/Alternative uses

The property is a Category 'B' listed building. The building is currently utilised for office and retail purposes, but could be converted for alternative use eg. residential, religious organisation, subject to planning.



Areas/Accommodation

From sizes taken at the time of our inspection, and in accordance with the current RICS Code of Measuring Practice, we calculate the property to extend to the following areas:

Net internal areas

| | | |
|---------------------|-------------|---------------|
| Lower ground floor: | 135.86 sq m | (1,462 sq ft) |
| Ground floor: | 158.81 sq m | (1,709 sq ft) |
| First floor: | 68.36 sq m | (736 sq ft) |
| Second/attic floor: | 79.74 sq m | (858 sq ft) |

TOTAL: 442.77 sq m (4,765 sq ft)

Gross internal areas

| | | |
|---------------------|-------------|---------------|
| Lower ground floor: | 200.66 sq m | (2,160 sq ft) |
| Ground floor: | 206.00 sq m | (2,217 sq ft) |
| First floor: | 100.08 sq m | (1,077 sq ft) |
| Second/attic floor: | 98.47 sq m | (1,060 sq ft) |

TOTAL: 605.21 sq m (6,514 sq ft)

Rating

The property has a Rateable Value of £42,000.

The current Uniform Business Rate (2020/21) is £0.49.

Price

Offers over **£475,000** are sought.

VAT

We understand that there is no VAT payable on the purchase price.

Energy Performance

The property has an EPC rating of D. A full copy of the EPC 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.

Viewing and further information

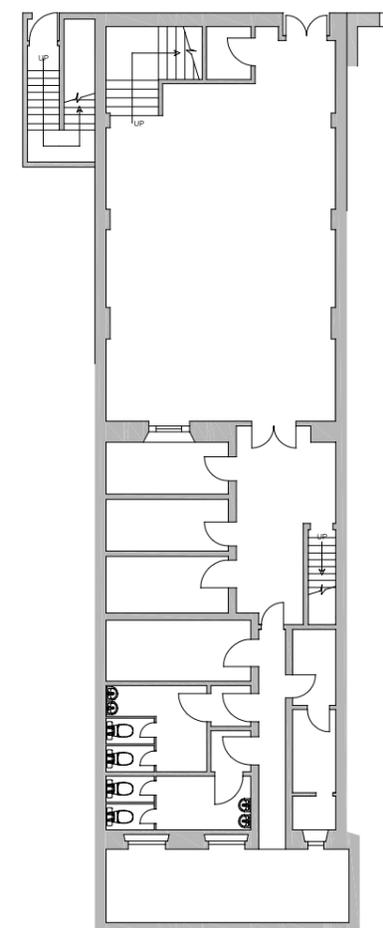
Available by contacting the Selling Agent:

Thomson Property Consultants
180 West Regent Street
Glasgow
G2 4RW

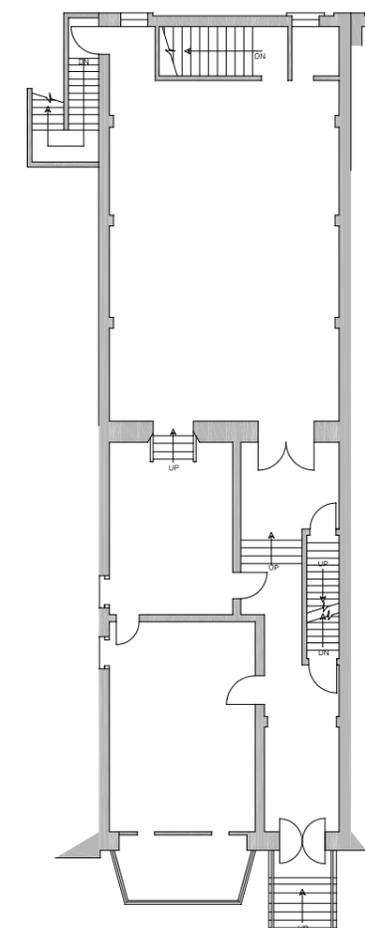
Tel: 0141 611 9666

Contact: Eric Thomson

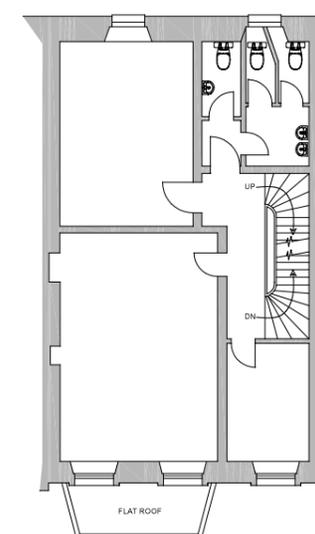
Email: eric@thomsonproperty.co.uk



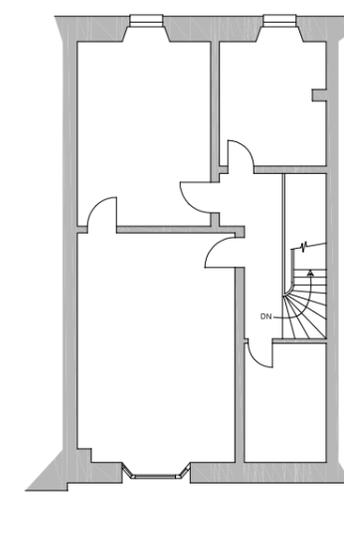
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plans indicative only and not to scale