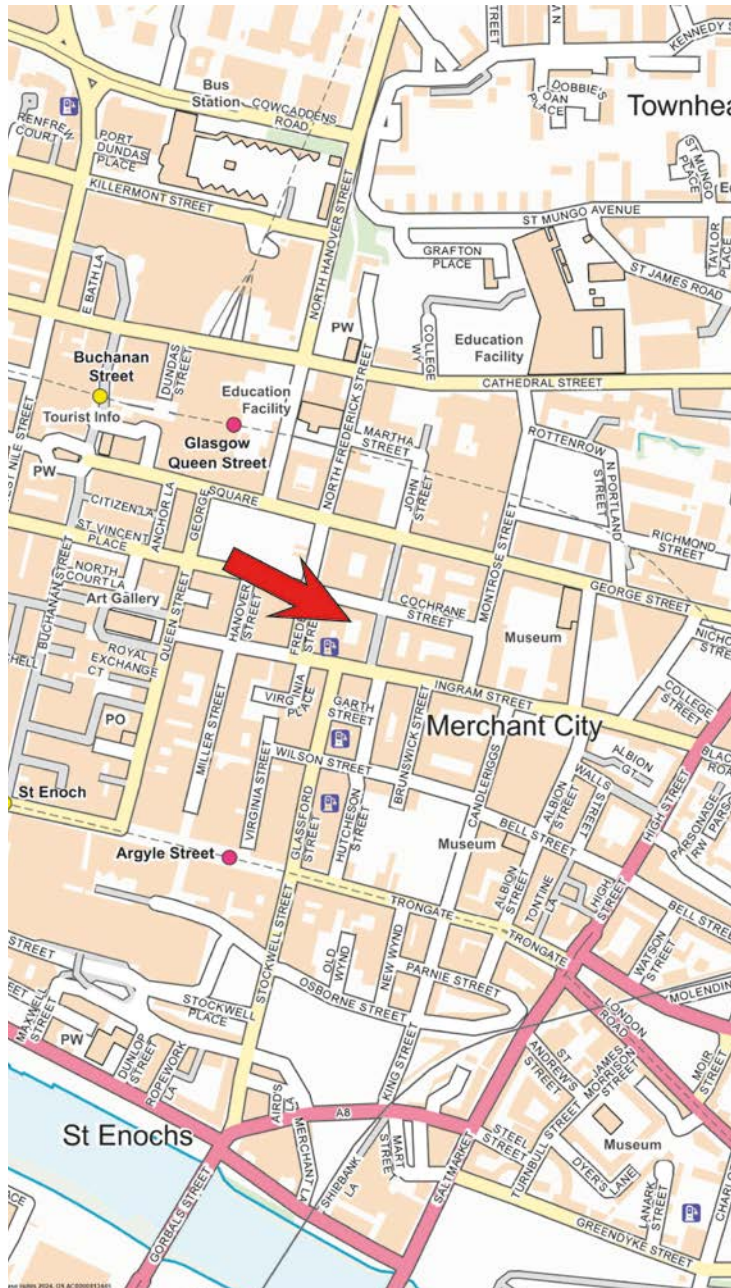




- Well located office premises within popular Merchant City.
- Attractive frontage facing private courtyard area.
- Excellent public transport links available.
- Total Net Internal Area of 132.29 sq.m. (1,425 sq.ft.) approx.
- OFFERS OVER £240,000 ARE INVITED.

132.29 sq.m.
(1,425 sq.ft.)



LOCATION

The subjects are within the attractive Italian Centre located on the north side of Ingram Street, adjacent to the junction on John Street within Glasgow City Centre.

Ingram Street is an established retail section in Merchant City. The surrounding area is mixed in nature, providing a high-end retail thoroughfare, restaurants and bars.

Buchanan Street is located within a short walk, providing access to various public transport routes from Buchanan Subway, Queen Street and Glasgow Central Stations.

Nearby occupiers in the area include Singl-end, Cruise, Committee Room No.9, END, The Corinthian Club and Kershicks.

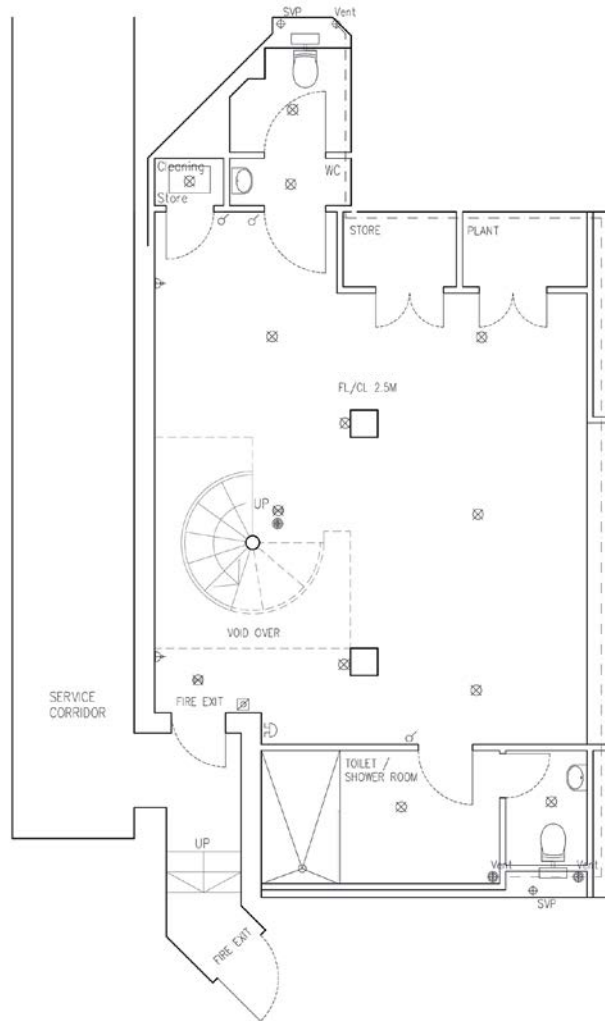
DESCRIPTION

The subjects are located over ground and lower ground floor within a 3-storey traditional sandstone building.

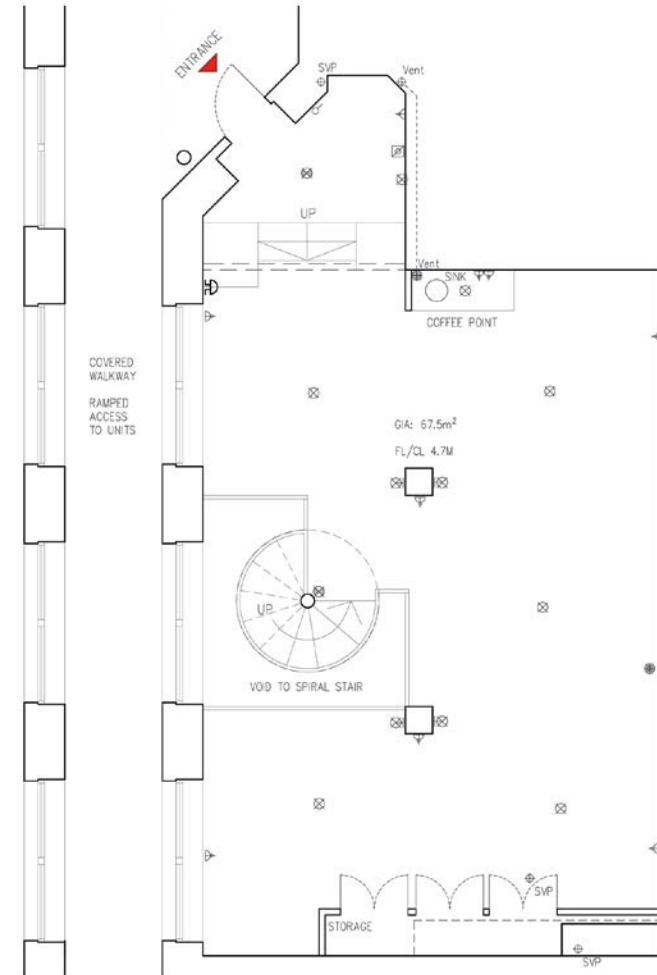
Internally, the property comprises an open plan office at ground level, with a circular staircase located in the centre of the room which connects to the lower ground floor. The lower ground is open plan with a kitchenette. There is a shower cubical and toilet facilities located off the office.

The unit benefits from excellent window display and natural lighting.

INDICATIVE FLOOR PLANS



BASEMENT LEVEL LAYOUT



GROUND FLOOR LEVEL LAYOUT

ACCOMODATION & FLOOR AREAS

| Floor | sq m | sq ft |
|--------------|---------------|--------------|
| Ground | 73.90 | 796 |
| Lower Ground | 58.39 | 629 |
| Total | 132.29 | 1,425 |

SALE TERMS

Offers in excess of £240,000 are invited for the benefit of our clients heritable interest.

EPC

EPC Rating — B18.

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rateable Value - £23,750. Please note the new occupier has the right to appeal this assessment

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

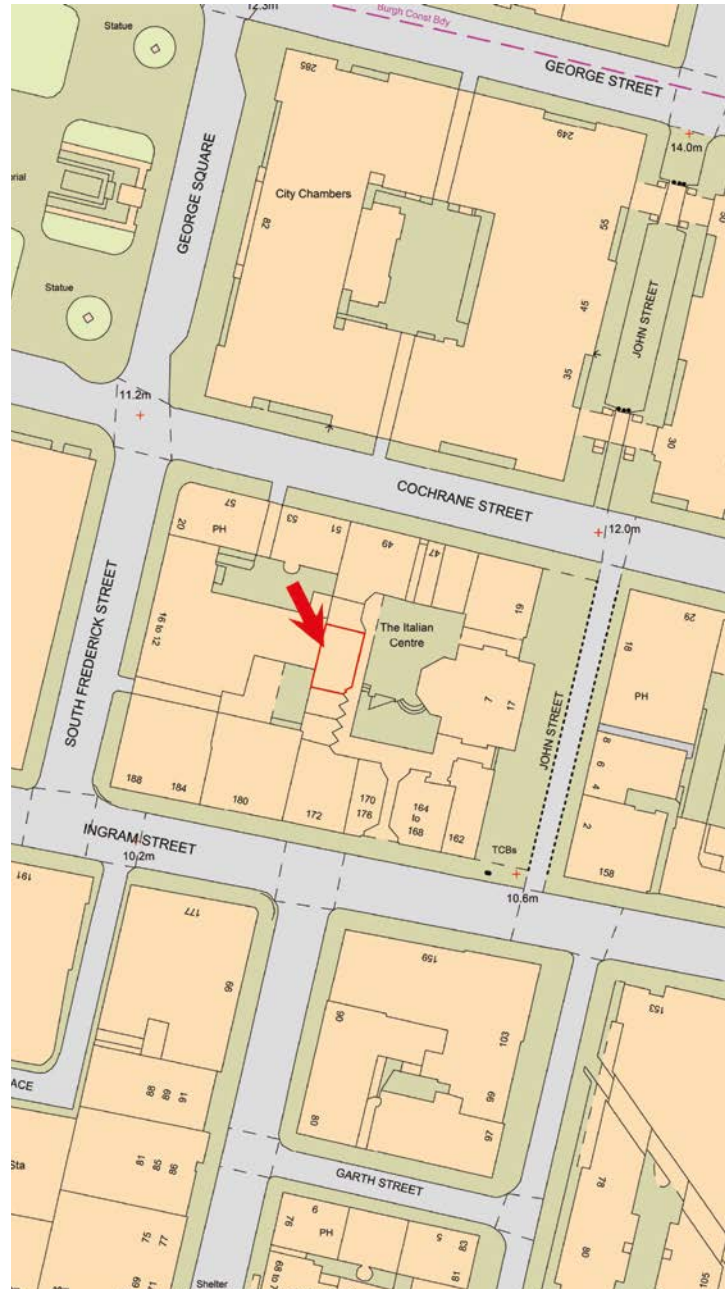
VAT

All prices quoted are exclusive of VAT, where applicable.

ENTRY

By agreement.





ANTI MONDEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:

Claire Hutton MRICS

07876 541654

claire.hutton@dmhall.co.uk

Leah Sellers MRICS

07879 626448

leah.sellers@dmhall.co.uk

DM Hall Commercial Department

28 Bothwell Street, Glasgow, G2 6NU

0141 332 8615



PROPERTY REF: WSA2752

DATE OF PUBLICATION: JULY 2025

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.