

DM HALL

For Sale

Class 1A

**3rd Floor, Suite 2,
166 Buchanan
Street, Glasgow,
G1 2LW**



**87.71sq m
(944 sq ft)**

Property Details

- Attractive city centre office premises.
- Conveniently located next to Buchanan Galleries.
- Close proximity to public transport links.
- 100% rates relief, subject to occupier status.
- Offers over £120,000 invited.

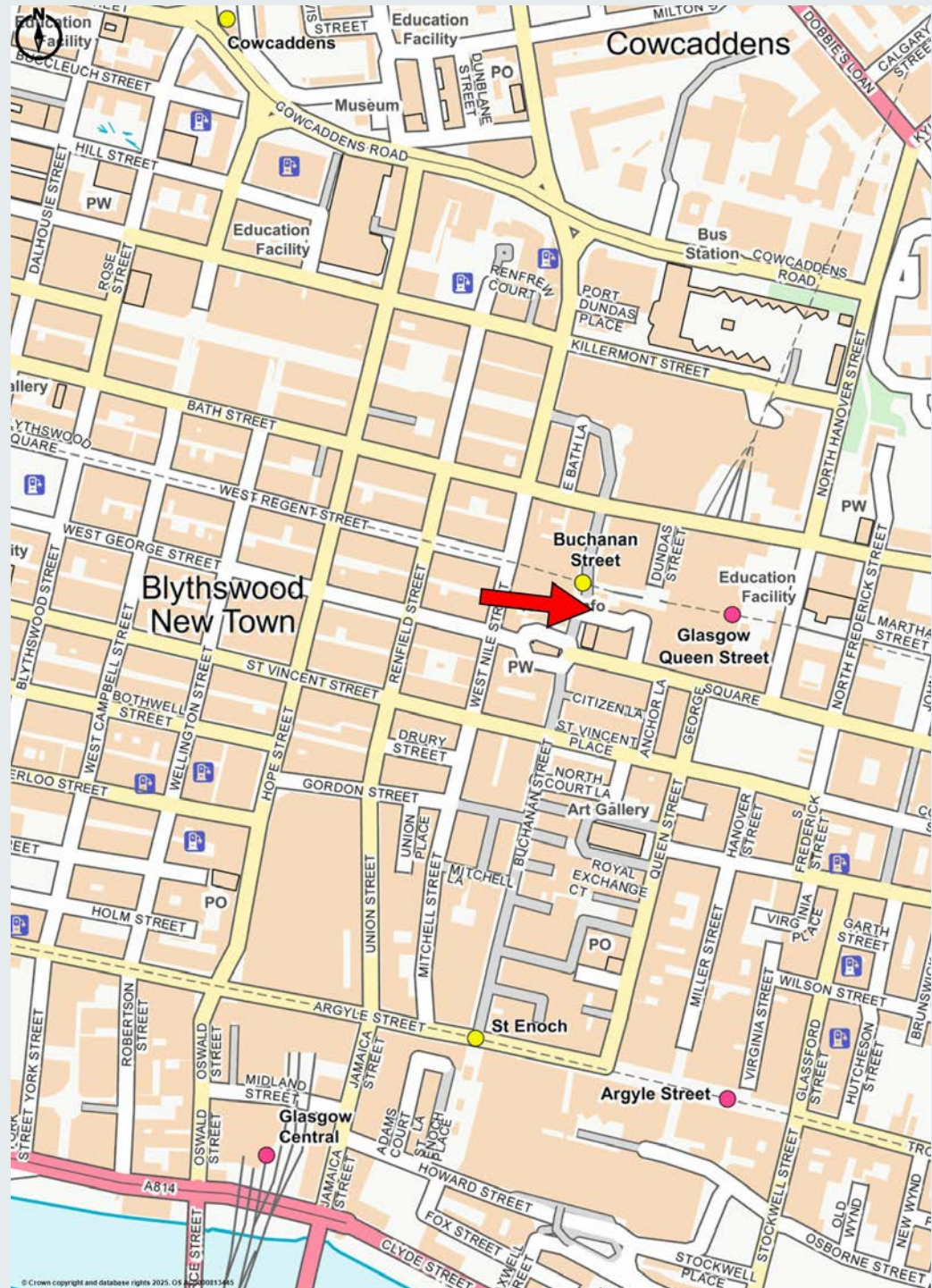
LOCATION

The subjects are located on the east side of Buchanan Street within Glasgow City Centre between its junctions with Bath Street and West George Street.

Buchanan Street is known for being Scotland's busiest shopping thoroughfare and second in the UK. There is a plentiful supply of local amenities including a wide variety of restaurants, bars and cafes.

There are excellent transport facilities in close proximity with Buchanan Street Subway Station adjacent to the property, Queen Street railway station within 2 minutes' walk and Glasgow Central station within 10 minutes' walk. Buchanan Bus Station, which provides regular bus services, lies a short distance to the north.

The approximate location of the subjects is indicated on the attached street plan.



Property Details

DESCRIPTION

The subjects comprise third floor office premises within a 7-storey traditional building of red sandstone construction. The building is Category A Listed.

Internally, the subjects are rectangular in shape and arranged to provide an open plan office with three private offices/meeting rooms.

Communal toilet and kitchen facilities are located on each floor.

Access is afforded from Buchanan Street through a common secured entryway and stairwell with a manned passenger lift. The suite is accessed from the common landing.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

87.81 SQ.M. (944 SQ.FT.)

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £8,200.

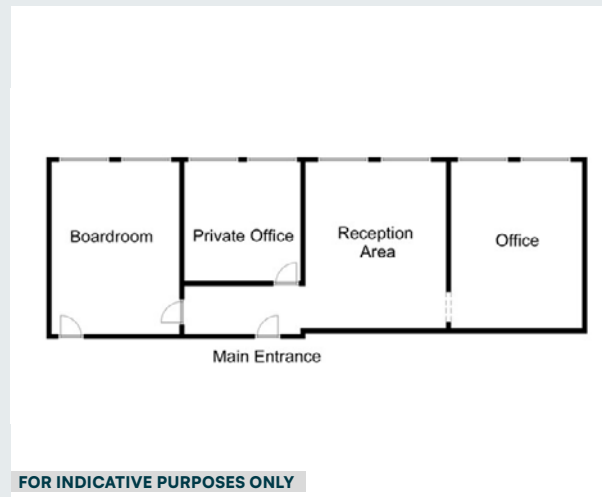
The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

SALE TERMS

Offers over £120,000 invited.

LEGAL COSTS

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



Property Details

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY 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 purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

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