



CITY CENTRE OFFICE PREMISES

- > NIA: 32.24 SQM (345 SQFT)
- > MAY QUALIFY FOR 100% RATES RELIEF
- > HIGH QUALITY CITY CENTRE SUITE
- > WITHIN CLOSE PROXIMITY TO PUBLIC TRANSPORT LINKS
- > RENT: OIEO: £4,000 (NO VAT)

FOR LET

SUITE 4, 3RD FLOOR, 60 ST ENOCHS SQUARE, GLASGOW, G1 4DH

CONTACT: Calvin Molinari BSc (Hons) MRICS,
Fraser McDonald BSc

c.molinari@shepherd.co.uk,
fraser.mcdonald@shepherd.co.uk,

0141 331 2807 – 07920 824408
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www.shepherd.co.uk



LOCATION

The subjects are located in Glasgow, which is Scotland's largest city and the fourth largest in Britain, with a population of around 1.7 million people. The city is easily accessible by road, rail and air. Glasgow International Airport is within a 15-minute drive of the city centre. The M8, M74, M73 and M80 motorway network puts Glasgow at the hub of Scotland's road network and provides links to Edinburgh, Ayrshire, the 'south' and the 'north'.

The subjects are located in the heart of Glasgow City Centre, in St Enoch Square. The square can be found at the bottom of Buchanan Street, Glasgow's premier shopping destination, and to the east lies the St Enoch Shopping Centre, while the west features a diverse blend of retail and office spaces.

The St Enoch Shopping Centre has recently obtained planning permission for an extensive redevelopment scheme which will see the creation of new retail, residential and office space being developed to bring a new lease of the life to Glasgow's City Centre. A link to the St Enoch masterplan is provided below:

<https://st-enoch.com/masterplan/>

DESCRIPTION

The subjects are located within a traditional six storey, sandstone building. Keeping with the nature of the square, the building consists of retail units on ground floor level whilst the remaining floors are dedicated to office use.

Internally, the office offers a single room which benefits from a high degree of natural light with windows on both the east and west elevations of the property. Communal toilet facilities are also available on the third floor.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area to extend as follows:

ACCOMMODATION	SqM	SqFt
Suite 4, 3 rd Floor	32.24	345
TOTAL	32.24	345



RENTAL

OIEO £4,000 per annum (NO VAT)

VAT

The property is not registered for Value Added Tax (VAT).

RATING

The premises are entered in the current Valuation Roll with a rateable value of £2,500. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The business rate poundage for 2024/25 is £0.498 to the pound.

PLANNING

We understand that the property benefits from having consent in line with its previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

LEGAL COSTS

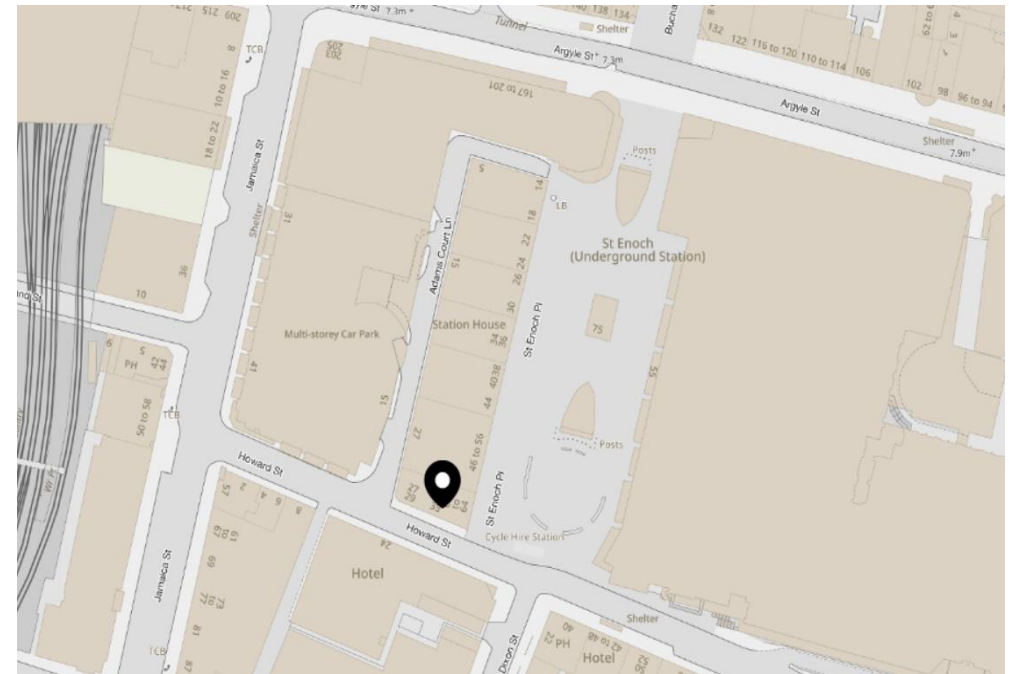
Please note that each party is responsible for their own legal costs relative to the letting.

EPC

A copy of the EPC certificate can be provided upon request.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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c.molinari@shepherd.co.uk

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Fraser McDonald BSc,

fraser.mcdonald@shepherd.co.uk

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