



TO LET

REAR SUITE, 3RD FLOOR, 40 ST ENOCHS SQUARE, GLASGOW, G1 4DH

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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, whilst the west features a diverse blend of retail and office spaces.

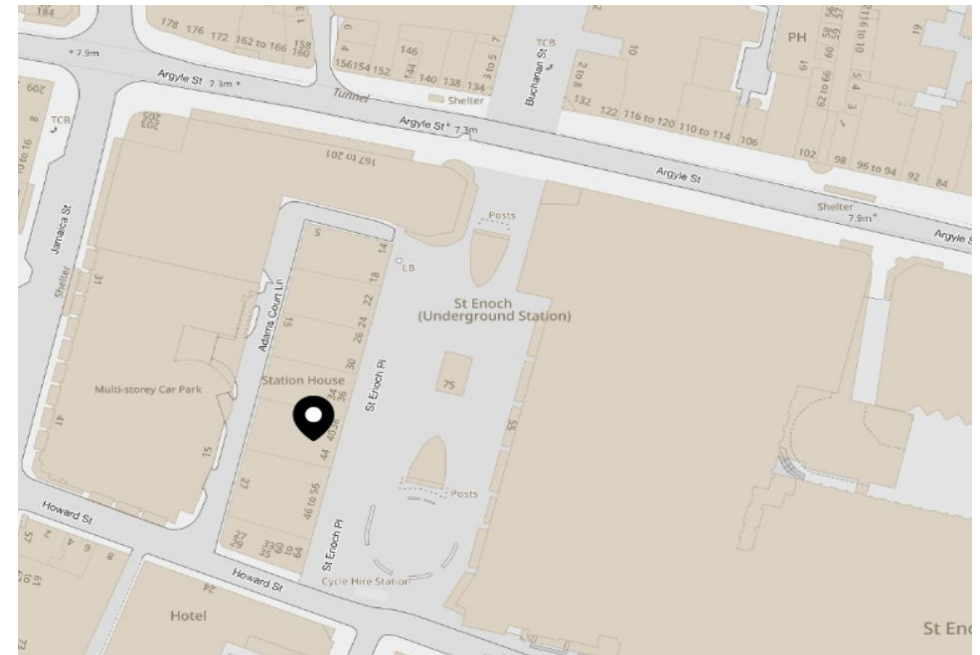
The St Enoch shopping Centre has recently obtained planning permission for an extensive redevelopment scheme which will see the creation of new retail, residential and office space being developed to bring a new lease of the life to Glasgow's City Centre. A link to the St Enoch masterplan is provided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

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

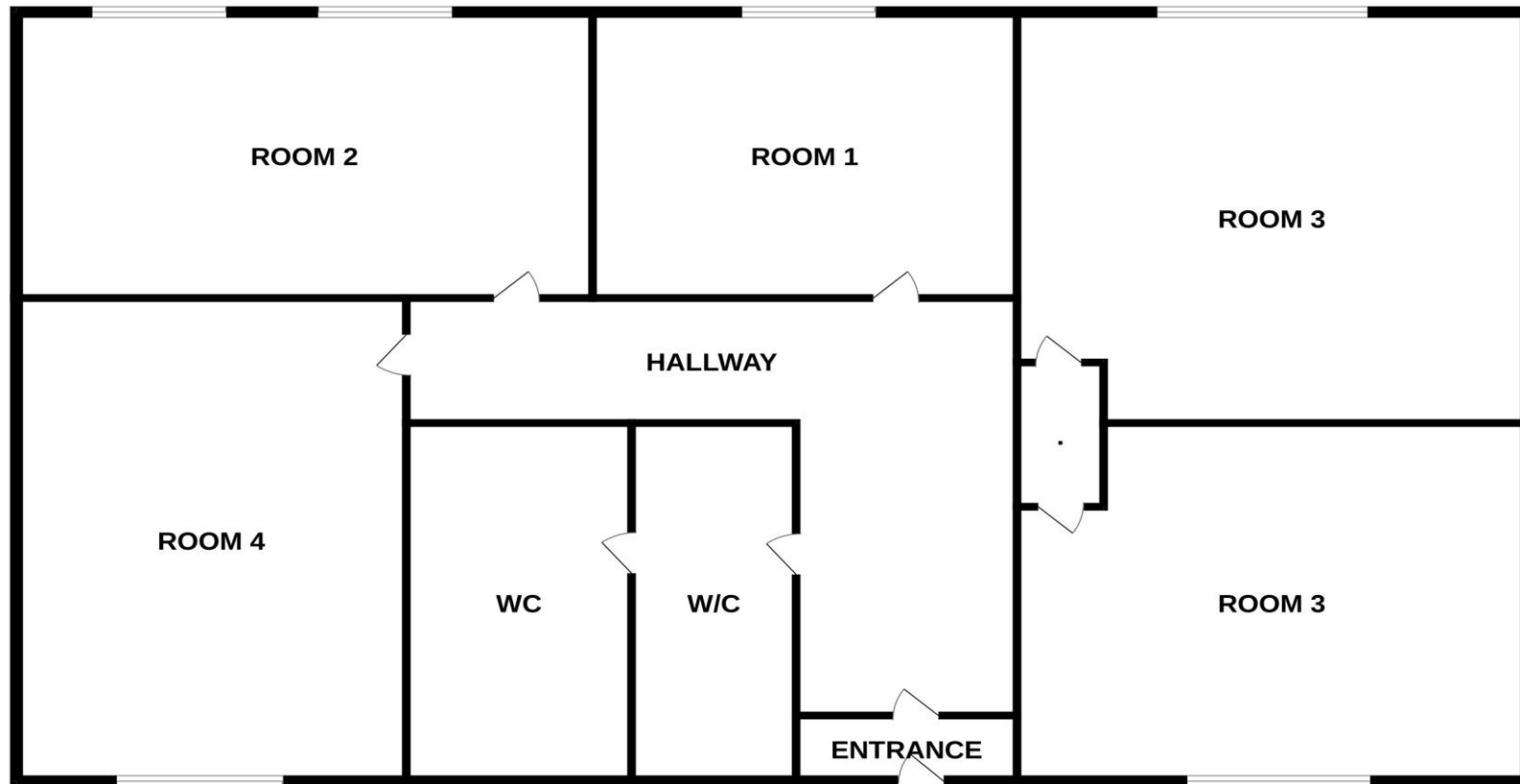
DESCRIPTION

The subjects are situated within a blonde sandstone building benefitting from an impressive common entrance and a passenger lift that serves the upper floors of the property. Keeping with the nature of the square, the building provides retail premises at ground floor level, whilst the upper floors are dedicated to office use.

Internally, the subjects benefit from a mixture of cellular and open plan accommodation. The rooms are complete with a modern finish and have a mixture of laminate floor and carpet floor coverings. The subjects also benefits from male/female WC facilities from the main hallway at the entrance to the subjects.



GROUND FLOOR



The above plan is for indicative purposes only

RENTAL

OIEO £13,500 per annum (No VAT).

VAT

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

RATING

The premises are entered in the current Valuation Roll with a rateable value of £8,025. 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.

REAR SUITE, 3RD FLOOR, 40 ST ENOCH SQUARE, GLASGOW, G1 4DH 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 3 rd Floor Rear	120.96	1,302
TOTAL	120.96	1,302



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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017 **PUBLISHED: MAY 2024**