

FOR SALE

West End Townhouse/Office

NIA:- 312.38 SQ M, (3,362 SQ FT)

Modern Office Space With High Quality Modern Fit Out Throughout

Situated In The Affluent West End Of Glasgow

No VAT Payable

Part Income producing investment

Suitable For Alternative Uses Subject To Planning

Price: Inviting Offers



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11 PARK CIRCUS, GLASGOW, G3 6AX

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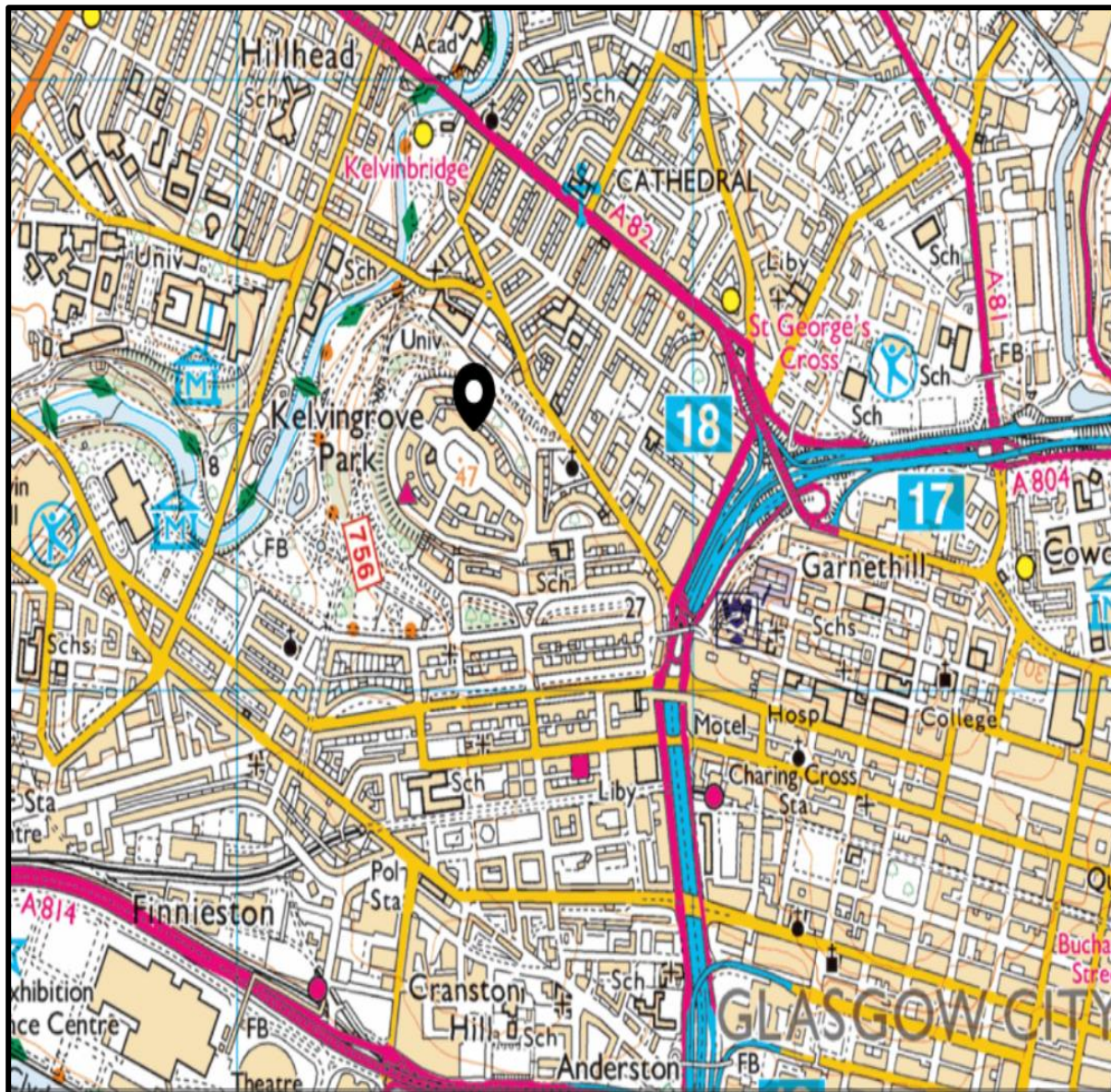
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Location

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The subjects are located in the Park Area of Glasgow's West End, approximately 1.4 miles to the west of the city centre.

Park Circus itself is a symmetrically arranged circus around an oval garden intersected by Park Gate to the west, Park Street to the south and Park Circus Place to the east.

Park Circus is situated within the heart of the Park district and is widely regarded as one of the most prestigious addresses within the whole of Glasgow.

The area benefits from all of the amenities provided by its close proximity to Glasgow City Centre and to the M8 motorway which can be accessed at J18. In addition, access to the main railway stations can be obtained via Charing Cross Railway Station with nearby Sauchiehall Street and Woodlands Road forming two of the main bus routes to Glasgow City Centre from the west.

Park Circus benefits from close proximity to the recently developed Park Quadrant residencies, alongside boasting unrivalled access to Kelvingrove Park and the highly popular Finnieston bar and restaurant scene, which is situated a short distance to the south.



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Description

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The subjects form the ground, first and second floor office suites, contained within a three storey and basement mid-terraced Victorian townhouse.

Access to the property can be found via a pedestrian shared entrance, which leads onto a pillared entrance vestibule, with an ornate staircase leading to the upper floors.

Office suites are presented in a cellular fashion in keeping with the traditional features of the property. Suites towards the front projection benefit from unrivalled views of Park Circus.

The suites have recently undergone a scheme of refurbishment works to include upgrades to lighting and new carpets throughout.

Each floor benefits from toilets and a small tea prep area to the rear.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	108.69	1,170
First Floor	105.54	1,136
Second Floor	98.15	1,056
TOTAL	312.38	3,362

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



SALE PRICE

We are inviting offers for our client's heritable interest in the property.

LEASE INFORMATION

The second floor is currently occupied by Equilibria Health (Glasgow) Ltd. The lease in place is due to expire 25th January 2026 at a passing rent of £13,036 p.a. Further information shall be available upon request.

PLANNING

We understand that the property has Class 4 (Business) planning 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 purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £38,000. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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