

FOR SALE

FULL TOWNHOUSE/OFFICE

NIA: 310.15 SQM (3,339 SQFT)

**Prime City Centre Office
Accommodation with Café at Lower
Ground Floor Level**

**High Quality Modern Fit Out
Throughout**

**Benefits From 6 Dedicated Parking
Spaces**

Inviting Offers Over £675,000



CLICK HERE FOR LOCATION!



224 WEST GEORGE STREET, GLASGOW, G2 2PQ

CONTACT:

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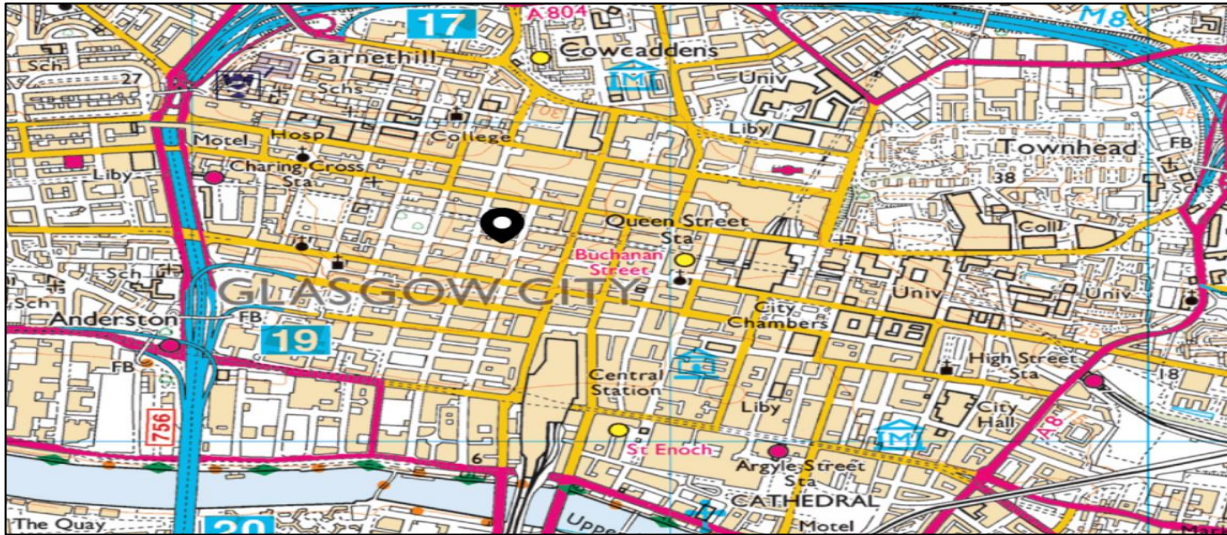
**| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07920 824408**





Location

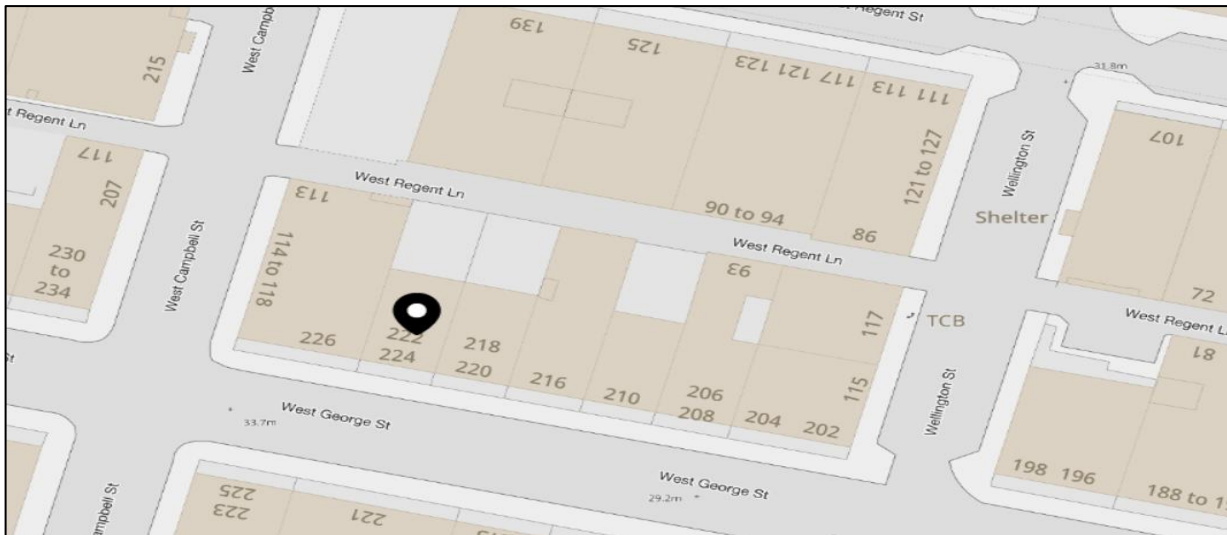
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Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street), Glasgow International Airport and a comprehensive motorway network, which provides access to all of Scotland's major cities as well as the North of England.

More specifically, the subjects are situated on West George Street, between the corner of West Campbell Street and Wellington Street. The surrounding area consists of office-based and retail occupiers including Savills, Gamba Seafood Restaurant and Johnstone Carmichael Chartered Accountants. The iconic Blythswood Square is also located nearby.

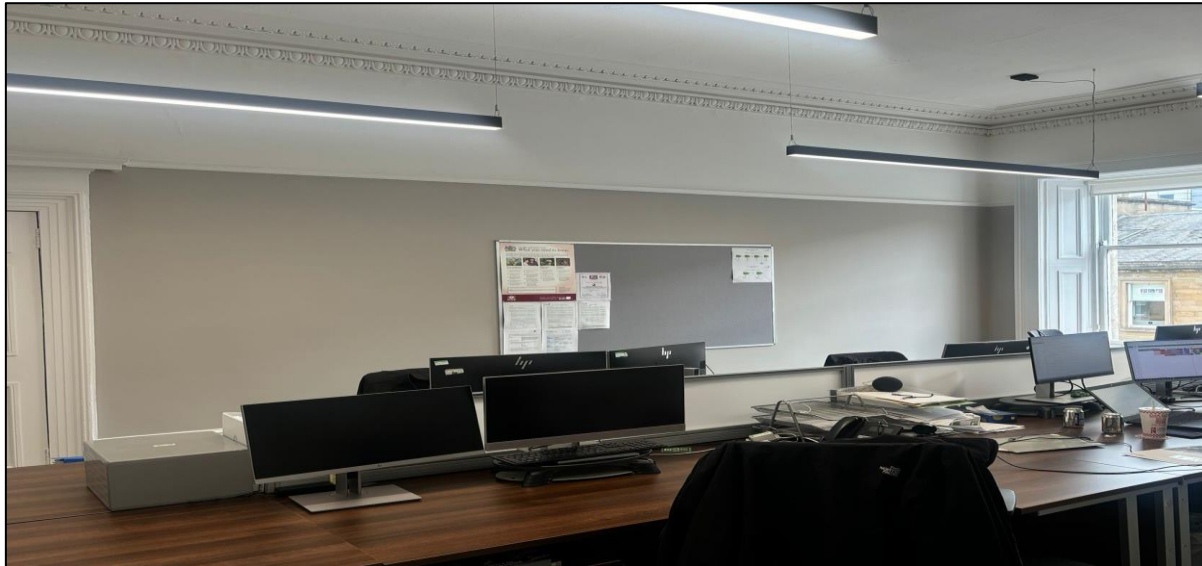


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Description

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The subjects comprise a mid-terraced former townhouse, currently utilised as an office. The property extends to lower ground, ground, first and second floors, and benefits from a dedicated entrance via West George Street.

The property also benefits from a café located on the lower ground floor which can be accessed via a dedicated entrance off West George Street.

Internally, the subjects comprise of a mixture of open-planned and cellular office space and benefits from the following:

- High quality office space throughout incorporating many original features
- 6 dedicated car parking spaces
- Dedicated toilets on each floor
- Carpet covered flooring incorporating floor boxes

ACCOMMODATION

	SQM	SQFT
Lower Ground Floor	92.28	993
Ground Floor	72.37	779
1st Floor	82.55	889
2nd Floor	62.95	678
TOTAL	310.15	3,339

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 in excess of £675,000 for our client's heritable interest in the property.

LEASE INFORMATION

The lower ground floor is currently occupied by Calla Hospitality Limited. The lease in place is currently running on tacit relocation until 1st March 2025 at a passing rent of £17,500 p.a. with VAT applicable in addition. Further information shall be available upon request.

PLANNING

We understand that the property has Planning Consent for its existing 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 £45,092. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

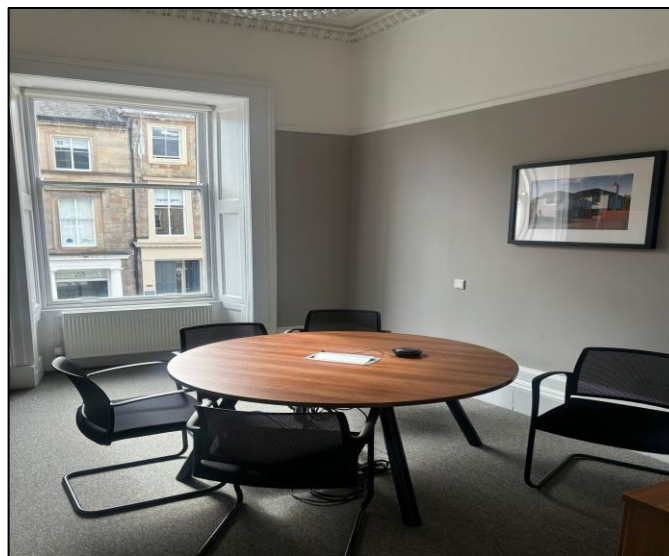
A copy of the energy performance certificate can be provided to interested parties.

VAT

There shall be VAT applicable to the acquisition of this property.

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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