

FOR SALE/TO LET

Ground & Lower Ground Floor City Centre Office Premises

NIA: 371.86 SQM (4,003 SQFT)

Prime City Centre Office Accommodation

Suitable For Residential Conversion (Subject To Planning)

Benefits From Excellent Transport Links

Sale Price: Offers Invited

Rent: Upon Application



[CLICK HERE FOR VIRTUAL TOUR!](#)



190 WEST GEORGE STREET, GLASGOW, G2 2NR

CONTACT:

Adam Honeyman MA (Hons) MRICS
Calvin Molinari BSc (Hons) MRICS

a.honeyman@shepherd.co.uk
c.molinari@shepherd.co.uk

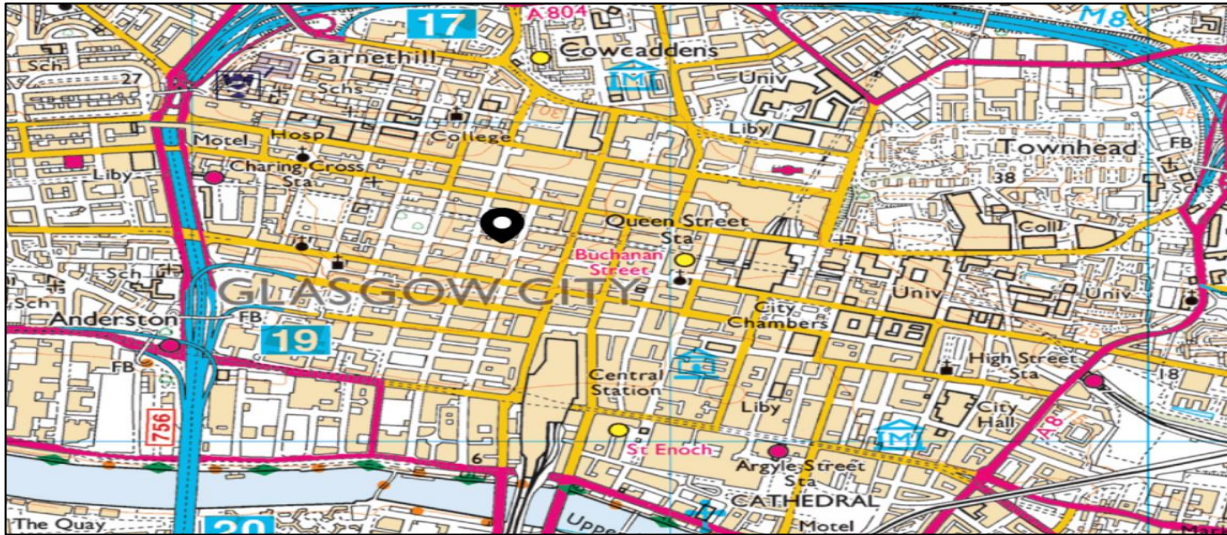
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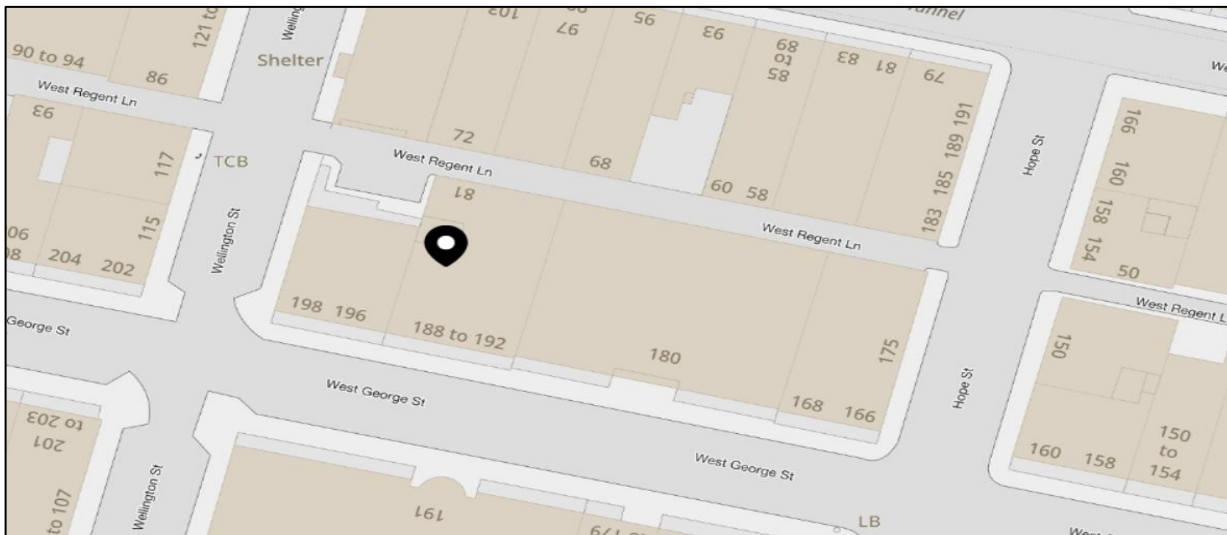
Location

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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 with two major train stations (Glasgow Central and Glasgow Queen Street) situated within a 15-minute walk from the subject. Glasgow also benefits from an 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 Hope Street and Wellington Street. The surrounding area provides a mixture office-based and retail occupiers including Gilson Gray LLP, Gamba Seafood Restaurant and Johnstone Carmichael Chartered Accountants. The iconic Blythwood Square is also located nearby.

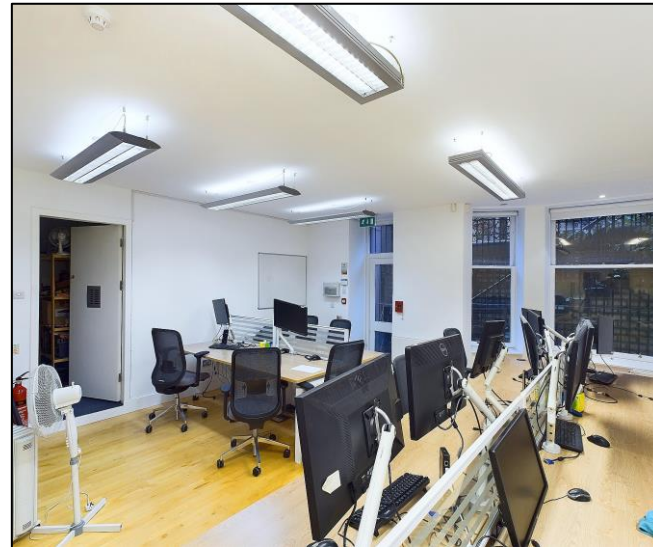


[CLICK HERE FOR LOCATION](#)



Description

190 WEST GEORGE STREET, GLASGOW, G2 2NR



The subjects comprise a ground and lower ground floor office suite which forms part of a larger mid-terraced, B-listed, red sandstone building.

The building extends across lower ground, ground and five upper floors benefitting from a dedicated entrance via West George Street. The upper floors consist of residential dwellings and can be accessed via a passenger lift or stairwell.

Internally, the suite benefits from a mixture of cellular and open plan office space, spanning across the ground and lower ground floors. The suite has a mixture of carpet and wooden floor coverings, with hanging fluorescent lighting incorporated throughout. In addition, the suite benefits from a dedicated kitchen/tea prep area, male and female toilets and a unique internal walkway at ground floor level.

The neighboring premises, which benefits from an identical floorplate to the subject property, has also recently undergone a conversion to a residential dwelling. Please find link below.

<https://content.knightfrank.com/property/cpd257711/brochures/en/cpd257711-en-brochure-29dee1dc-14bc-4aec-8b41-9dde8d32d328-1.pdf>

ACCOMMODATION

	SQM	SQFT
Ground Floor	162.74	1,752
Lower Ground Floor	209.12	2,251
TOTAL	371.86	4,003

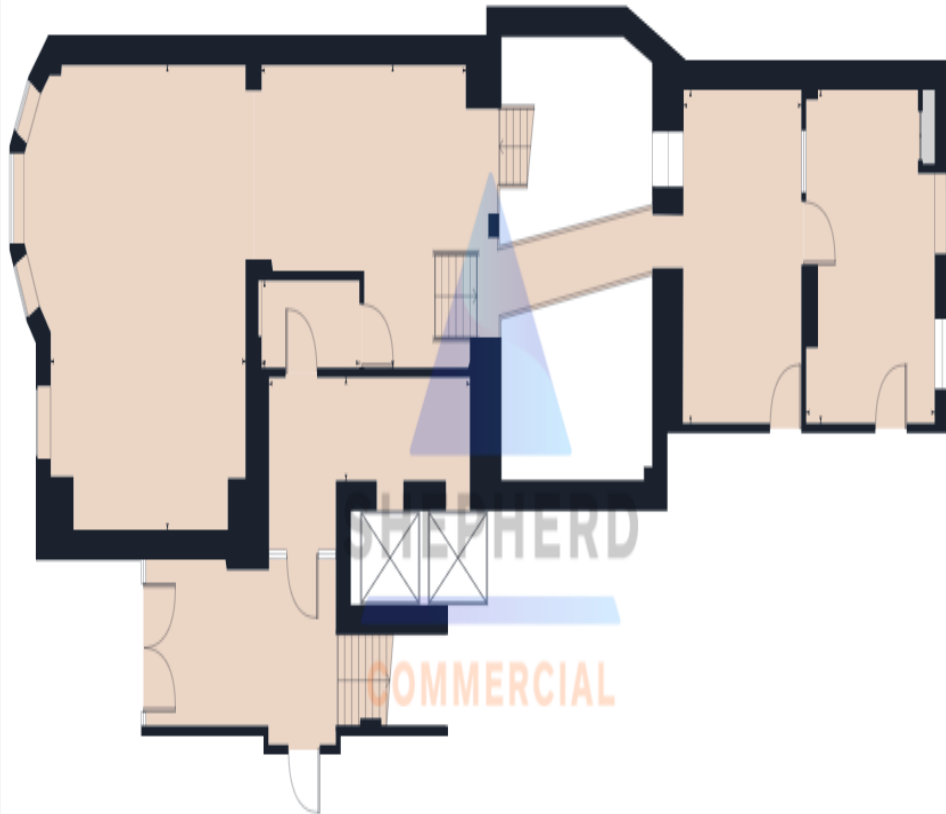
The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



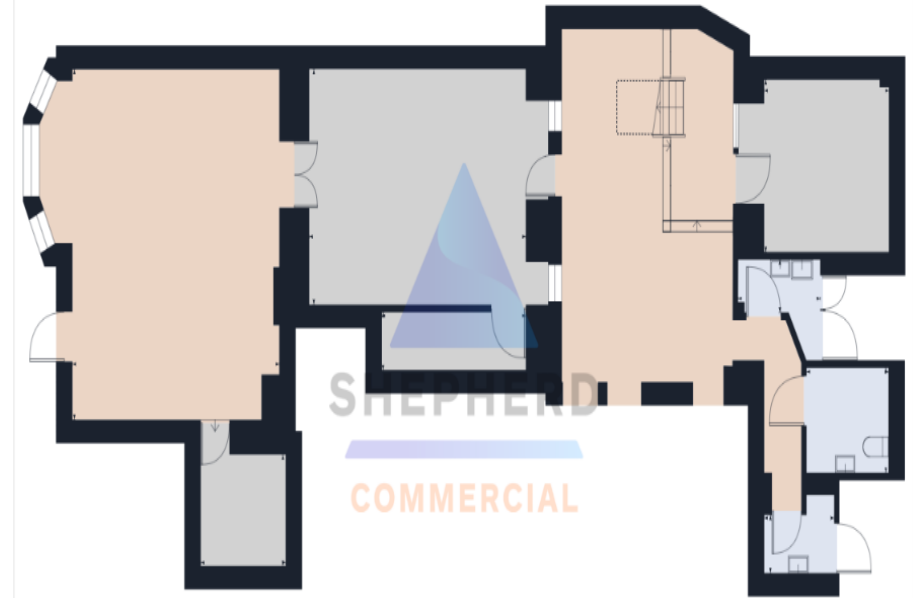
Floor Plans

190 WEST GEORGE STREET, GLASGOW, G2 2NR

Ground Floor



Lower Ground Floor





Get in Touch

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



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466035



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408

Shepherd Chartered Surveyors

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

t: 0141 331 2807



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.

shepherd.co.uk



SALE PRICE

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

RENTAL

Upon Application

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 £30,500. 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 ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

