

**CITY CENTRE OFFICE
OPPORTUNITY**

- > NIA – 87.60 SQM (943 SQFT)
- > MODERN OFFICE ACCOMMODATION
- > LOCATED NEAR BUCHANAN STREET
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- > WITHIN CLOSE PROXIMITY TO PUBLIC TRANSPORT LINKS
- > GUIDE PRICE - £85,000

FOR SALE

SUITE 4.1, 41 ST VINCENT PLACE, GLASGOW, G1 2ER

CONTACT: Calvin Molinari BSC (Hons) MRICS, c.molinari@shepherd.co.uk, 07920 824408 - 0141 331 2807 | www.shepherd.co.uk/commercial-auctions

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'.

More specifically, the subjects occupy a prominent pitch on the corner of St Vincent Place and Buchanan Street. The surrounding area benefits from excellent transport links with Queen Street Station, Central Station and Buchanan Street Subway Station located nearby.

ACCOMMODATION

Accommodation	SQM	Sqft
Suite 4.1	87.60	943
TOTAL	87.60	943

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

DESCRIPTION

The subjects comprises a modern office suite which forms part of a larger five-storey tenement building. The property can be accessed via a dedicated pedestrian entrance off St Vincent Place and the upper floors being accessible via a passenger lift or stairwell.

Internally, the subjects benefit from a mixture of cellular and open plan accommodation which is completed with contemporary finishes. The office benefits from wooden laminate floor covers, with hanging fluorescent lighting incorporated throughout. The subjects benefit from a high degree of nature daylight with an extensive window overlooking Buchanan Street. The property also has w/c facilities, and kitchen/tea prep area held within the suite.



FOR SALE BY UNCONDITIONAL ONLINE AUCTION

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

The subjects are being offered on a heritable interest basis at a guide price of £85,000.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

PLANNING

The subject are currently used as an office facility and accordingly benefit from Class 4 (Business) Planning Consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

BUYER FEES

The buyer's fee is 2.2% plus VAT subject to a minimum of £2,500 plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

CONTACT DETAILSLocal Office Contact

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26 West Nile Street,

Glasgow, G1 2PF

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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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