

TO LET

City Centre Office Opportunities

Floors Available – 1,973 sqft – 2,333 sqft

Prime City Centre Office Suites

Suitable For Alternative Uses Such As Serviced Apartments Subject To Planning

Excellent Transport Links

Benefits From City Centre Amenities

Attractive Rent Of £12.50 Per Sq Ft



[CLICK HERE FOR LOCATION!](#)



91-93 WEST GEORGE STREET, GLASGOW, G2 1PB

CONTACT:

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

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

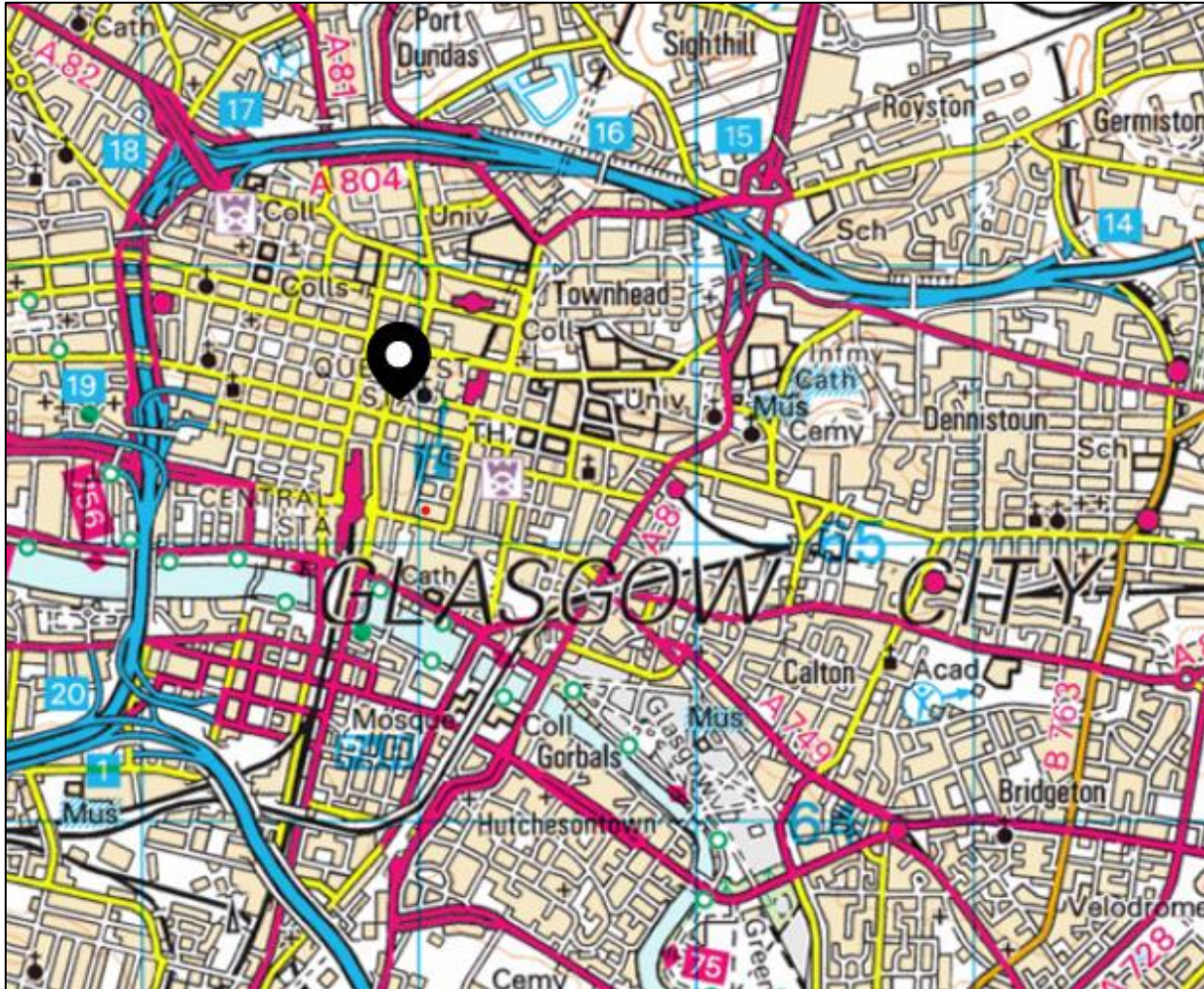
| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07551 173132
| 0141 226 0675 – 07990 505421





Location

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

Glasgow's profile as an international destination continues to grow and drives demand for hotel/serviced apartment accommodation. Glasgow is widely regarded as one of the worlds leading festival and events hosts and is also a UNESCO World City of Music destination. The SEC (Scottish Events Company) is one of the worlds busiest events venues and attributes some £309m to the Scottish economy, and £457m to the Glasgow economy highlighting the benefits to businesses within the city.

The property is located in the heart of Glasgow City Centre, occupying a prominent corner position on the western side of West George Street and West Nile Street, in close proximity to Buchanan Street. Buchanan Street provides access to the city's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen Street and Central Station which are located a short distance away.



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Description

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The subjects comprise a mixed-use commercial building arranged over basement, ground and six upper floors.

Access to the upper floor accommodation is obtained by entering through a dual timber framed entrance door at ground floor level located adjacent to Nippon Kitchen on West George Street.

Suites benefit from the following amenities:

Suspended ceilings incorporating recessed lighting

Carpet covered flooring with underfloor trunking

Dedicated toilets on each floor

Dedicated kitchenette on each floor

ACCOMMODATION

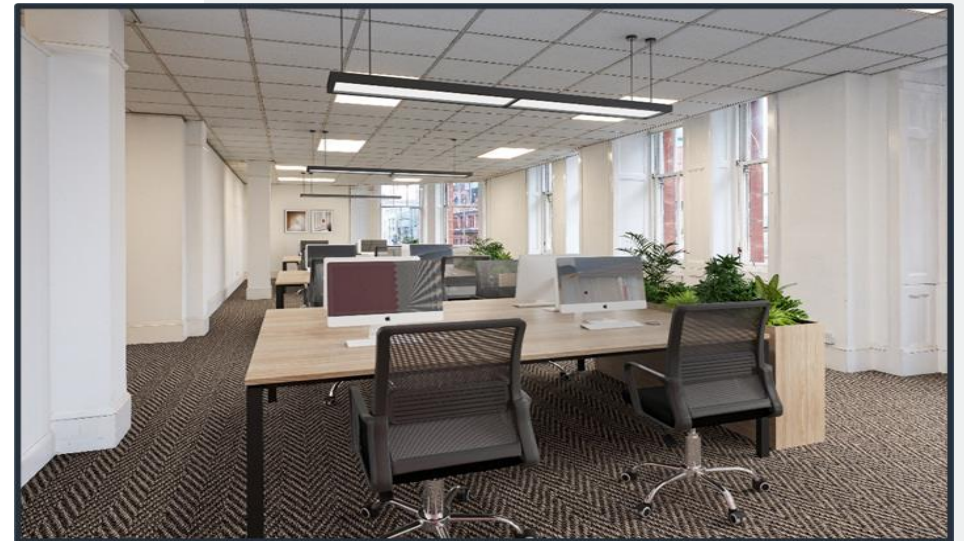
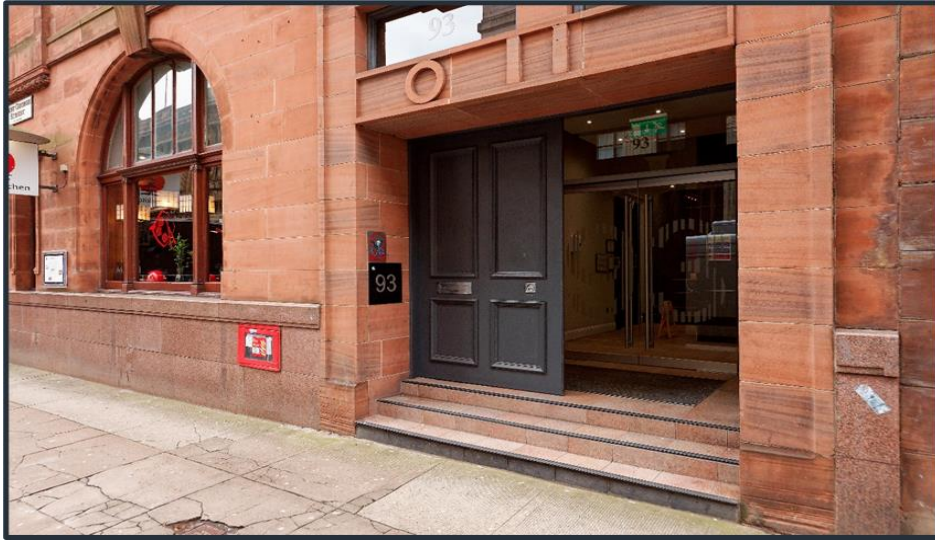
Description	Area (sqm)	Area (sq ft)	Rent/Comment
Second Floor Suite	LET	LET	Expiry Feb 2025
Third Floor Suite	207.46	2,233	£12.50 PSQFT
Four Floor Suite	211.48	2,274	£12.50 PSQFT
Fifth Floor Suite	LET	LET	Expiry October 2025
Sixth Floor Suite	183.76	1,978	£12.50 PSQFT

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).



Photos

91-93 WEST GEORGE STREET, GLASGOW, G2
1PB





ALTERNATIVE USES

The subjects lend themselves well to alternative uses such as serviced apartments or student accommodation. Further information is 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.

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.

RATEABLE VALUE

ADDRESS	RATEABLE VALUE
Office 2, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 3, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 4, 93 West George Street, Glasgow, G2 1PB	£26,500
Office 5, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 6, 93 West George Street, Glasgow, G2 1PB	£28,000

ENERGY PERFORMANCE CERTIFICATE

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

VAT

The subjects are not elected for VAT.

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



Andrew Britton

adnrew@brittonproperty.co.uk

M: 07990 505421

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.

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