

# EGM

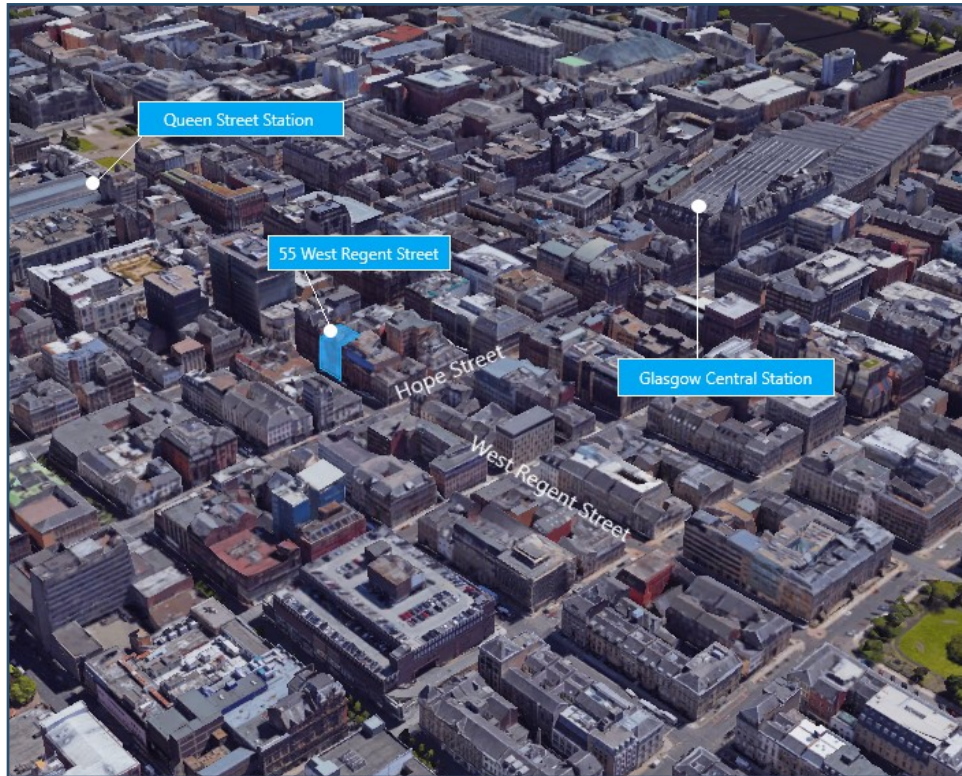
Property Consultants

## 55 WEST REGENT STREET GLASGOW, G2 2AE

DEVELOPMENT OPPORTUNITY  
TO LET/ MAY SELL



- PRIME CITY CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



## Proposed Extension

Plans have been prepared to extend the existing building to add a further two floors. This would replace the attic level with a full floor and a further two floors above, recessed back from the street level to provide a total GIA of 45,092 sq ft (4,189.15 m<sup>2</sup>). Full plans of the building and proposed extension can be provided upon request.

## Location

55 West Regent Street is located at the eastern end of West Regent Street and is situated within the heart of the Core Business District (CBD). All of the city centre's amenities are located within a close walking distance in addition to a number of public transport routes running directly along West Regent Street and Hope Street. Glasgow Central Station and Queen Street Station are also within a few minutes walking distance.

## Accommodation

The building comprises a substantial Grade B listed building over 1st to 5th floors plus attic. The building is accessed at ground floor level with access via lift and stairwell to 5 upper floors and stairwell access to the attic level. The following areas provide the approximate Gross Internal Floor Areas:

Floor	GIA (sq. ft)	GIA (m <sup>2</sup> )
Attic floor	2,312 sq.ft	214.79 m <sup>2</sup>
Fifth floor	6,173 sq.ft	573.49 m <sup>2</sup>
Fourth floor	6,267 sq.ft	582.22 m <sup>2</sup>
Third floor	6,267 sq.ft	582.22 m <sup>2</sup>
Second floor	6,267 sq.ft	582.22 m <sup>2</sup>
First floor	6,267 sq.ft	582.22 m <sup>2</sup>
<b>TOTAL</b>	<b>33,553 sq.ft</b>	<b>3,117.16 m<sup>2</sup></b>

### Planning

The building is currently classed as having Class 4 office use, however would lend itself to a number of alternative uses including residential, hotel, serviced apartments, hostel and serviced offices, subject to obtaining the necessary planning consents. Interested parties are advised to speak to the local planning authority.

Plans have been prepared to extend the building by a further two storeys and a consent for serviced apartment use has been submitted to provide a total of 96 serviced apartments.

### Quoting Terms

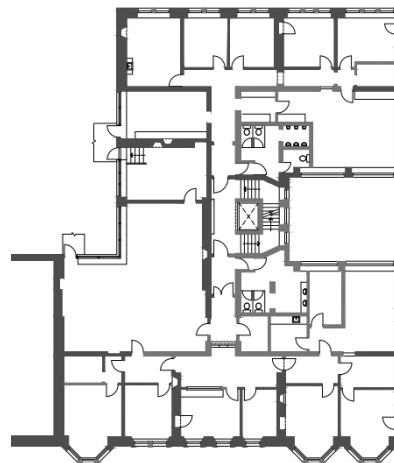
The building is available by way of pre-letting to an operator/ tenant with the landlord securing planning and a package of works to meet the incoming occupier's specification. Alternatively the landlord will consider a sale of their heritable interest.

Offers on either basis are invited.

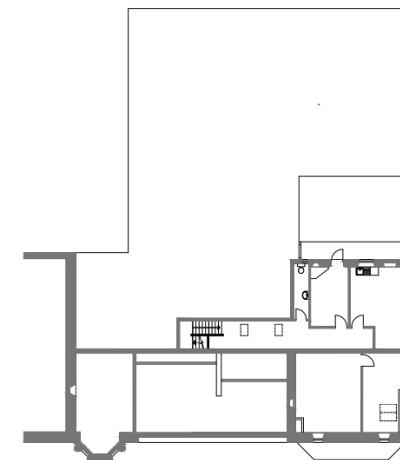
### Rateable Value

The subjects are entered in the current Valuation Roll at a Rateable Value of £188,000.

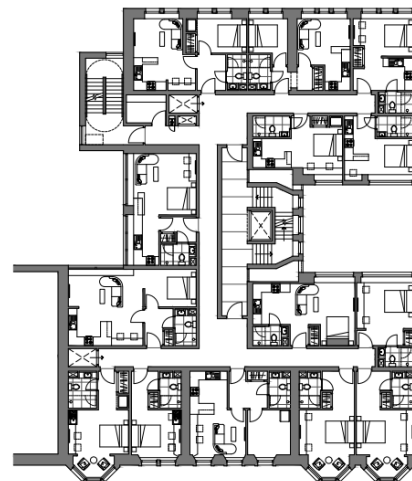
The property will require to be reassessed following any reconfiguration or development.



Typical upper floor plan



Attic floor plan



Proposed upper floor plan



Proposed extension floor plan

### VAT

The building has been elected for VAT and therefore is applicable to any proposed rent, sale price and other applicable outgoings.

### Legal Costs

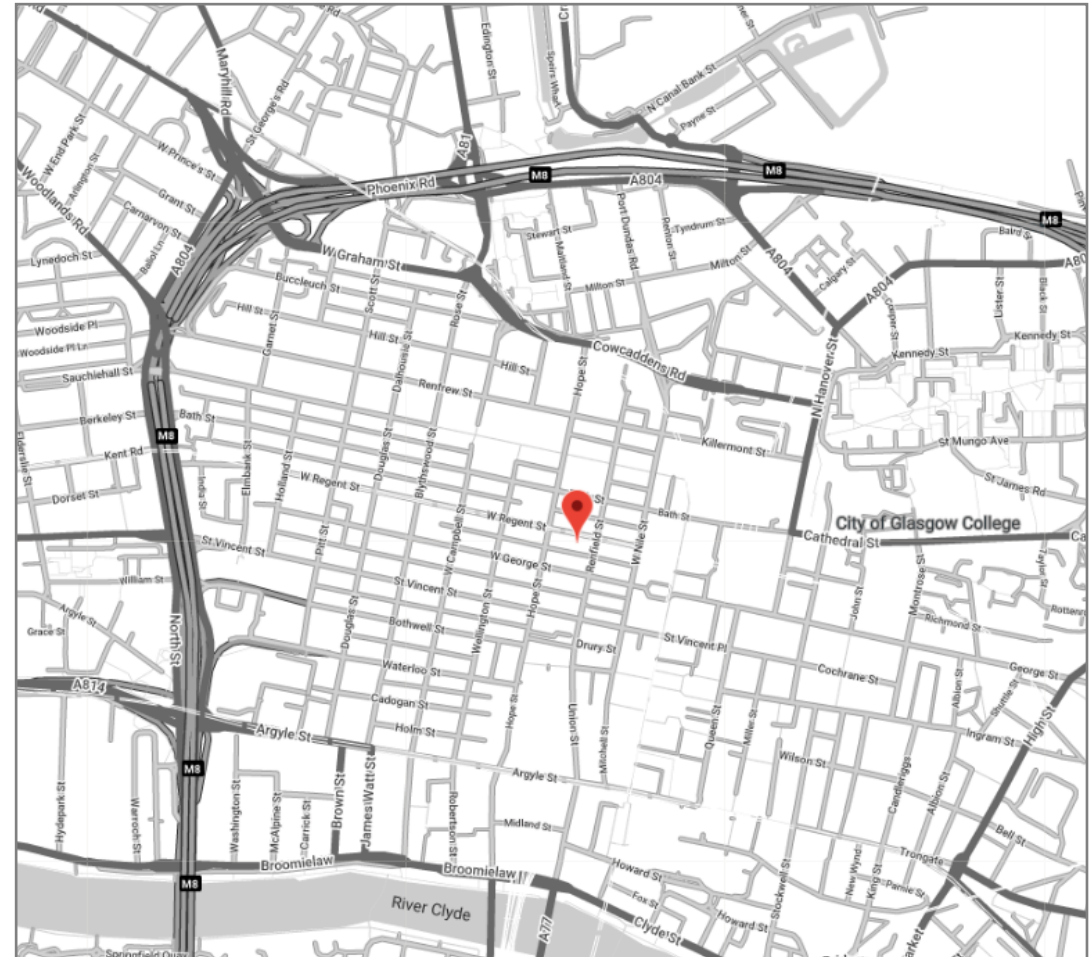
Each party will be responsible for their own legal costs incurred in the transaction. The occupier/ purchaser will also be responsible for any LBTT incurred.

### Enquiries

Via the sole marketing agent:

Ross Jubin  
EGM Property Consultants

T: 0141 463 3127  
M: 07889 590 133  
E: [ross.jubin@egmproperty.co.uk](mailto:ross.jubin@egmproperty.co.uk)



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