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TO LET

4 Chancellor Street, Glasgow G11 5RG

- ✓ Attractive office / retail premises
- ✓ Sought after West End location
- ✓ Qualifies for 100% rates relief
- ✓ NIA: 50.38 sq m (542 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Prominent position on the northern side of Chancellor Street to the immediate west of its junction with Byres Road, one of the principal thoroughfares within Glasgow's sought after West End, where there is an eclectic range of surrounding uses and a healthy mix of independent and national traders present.

Situated to the west of the University of Glasgow Campus, one of Scotland's most recognized institutions of further education, which is in the midst of a £1b redevelopment incorporating the site of the former Western Infirmary.

On street metered car parking available with several public bus stops and Kelvinhall and Hillhead Subway stations within walking distance.

DESCRIPTION

Attractive mid terrace retail premises formed on the ground floor of a traditional four storey corner tenement building. Currently trading as the office of a letting agency, it would also suit a variety of alternative uses, subject to planning.

FLOOR AREA

Approximate net internal area of 50.38 sq m (542 sq ft) in accordance with the RICS Code Of Measuring Practice (6th Edition).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a Rateable Value of £9,400.

The property is therefore eligible for 100% rates relief under the current Small Business Bonus Scheme.

TERMS

£13,200 per annum on full repairing and insuring lease terms for a period of 5 years.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E

OFFERS

In the normal Scottish form addressed to our Glasgow office.

ENTRY

The subjects are currently held on lease until September; however, earlier entry may be possible if required.

VAT

VAT is not applicable on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575

grant.strang@alliedsurveyorsscotland.com

Gregor Hinks BSc MRICS | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

