



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](https://twitter.com/Allied_Scotland)
www.alliedsurveyorsscotland.com



FOR SALE

2nd Floor – 280 St Vincent Street, Glasgow G2 5RL

- ✔ Refurbished bright office space
- ✔ Two private car parking spaces available
- ✔ Lift access

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



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LOCATION

St Vincent Street is one of the principal office addresses within Glasgow city centre. Located on the north side of the street and to the immediate east of Pitt Street, this is a vastly improved and still improving area of the office district. The subjects are also well situated to access amenities, public transport links and the national motorway network.

DESCRIPTION

The property comprises a well-maintained and very presentable corner office suite contained on the second floor of a Category B listed three storey and attic over basement extended townhouse. The property also benefits from 2 garaged car parking spaces.

SPECIFICATION

- Acoustic tile suspended ceiling
- Excellent natural daylight
- Passenger lift
- Security door entry system
- Common ladies and gents toilets
- Common kitchen area

ACCOMMODATION

The accommodation comprises reception area and four compartmentalised varying sized offices.

We calculate the net internal floor area of the suite at 107.41 sq m (1,156 sq ft).

RATING ASSESSMENT

The suite has been entered in the current Valuation Roll at a Rateable Value of £16,300. In addition, each parking space has a rateable value of £2,000.

VIEWING AND FURTHER INFORMATION

By appointment through the joint letting agents:

Gregor Hinks BSc MRICS | Allied Surveyors Scotland plc | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Gregor Brown BSc (Hons) MRICS | G M Brown | Tel. 0141 212 0059
gb@gmbrown.co.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – E

PRICE

Our client is seeking offers in the region of £190,000 for their heritable interest.

SERVICE CHARGE

Including utilities, the service charge is operating in the region of £6.50 per sq ft.

VAT

VAT is applicable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

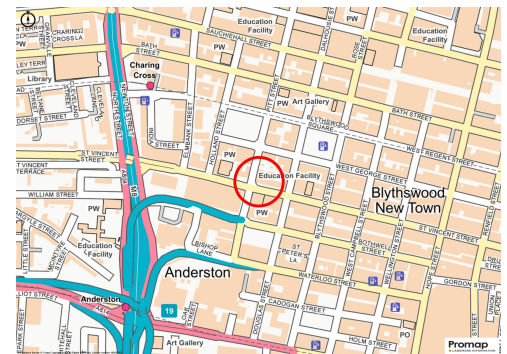
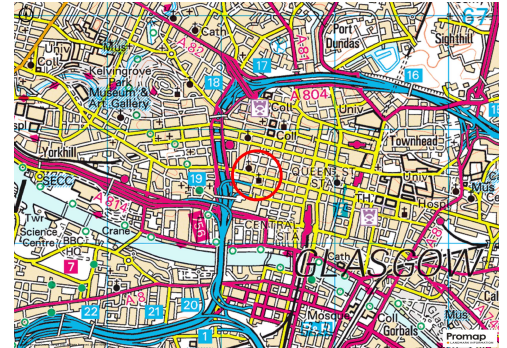
Each party will be responsible for their own legal costs.

DATE OF ENTRY

To be mutually agreed.

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.



G·M·BROWN