



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](#)
www.alliedsurveyorsscotland.com



TO LET

First Floor - 23 Park Circus, Glasgow G3 6AP

- ☑ Recently redecorated office accommodation with attractive ornate features
 - ☑ 144.97 sq m (1,561 sq ft)
- ☑ Prominent corner Category A Listed former townhouse in Prime West End Location
 - ☑ [CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are centrally located within the historic Park Area at the heart of Glasgow's West End. Formed within the most westerly townhouse on the south eastern curved terrace of Park Circus, the subjects hold a prominent corner position at its junction with Park Street South overlooking the central green. This location benefits from excellent transport links being in close proximity of Charing Cross where St. Georges Cross subway station, Charing Cross train station and junctions 17/18 of the M8 motorway are found, whilst also having access to the city centre to the east.

Given its central position, occupiers of the subjects will be able to benefit from a mix of amenities including countless cafes, bars restaurants and shops found within the surrounding areas of Woodlands, Finnieston and Kelvinbridge. Kelvingrove Park, Kelvingrove Art Gallery and Museum, the University of Glasgow and the Scottish Event Campus are all within walking distance. Good levels of metered car parking are found in the area with permits also available.

DESCRIPTION

The subjects comprise recently redecorated office accommodation found on the first floor of a Category A Listed traditional sandstone end terraced former townhouse over lower ground, ground, first, second and attic levels. The ground floor continues into the upper level of a converted mews to the rear.

The property retains a range of original features including ornate fireplaces, cornicing and ceiling roses. Access to the accommodation and upper levels is afforded via an impressive shared entrance, hallway and staircase.

ACCOMMODATION

The accommodation comprises a main open plan office which overlooks Park Circus and the central green, with a further three offices found towards the rear. A dedicated toilet and tea prep area are to be formed in one of the rooms to the rear.

FLOOR AREA

We have calculated the Net Internal Floor Area of the property at 144.97 sq m (1,561sq ft).

VIRTUAL WALKTHROUGH

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

VIEWING AND FURTHER INFORMATION

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

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RATING ASSESSMENT

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £18,000.

The uniform business rate for the current year is £0.498 pence in the pound.

RENT

Our client is seeking an initial rent of £9,000 per annum on full repairing and insuring terms for a period to be agreed.

SERVICE CHARGE

The tenant will pay an equitable share of the service charge for the building and the management fee. Further details can be provided.

OFFERS

In the normal Scottish form addressed to this office.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy is available on request.

LEGAL COSTS

Each party shall bear their own legal costs in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.

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.

