

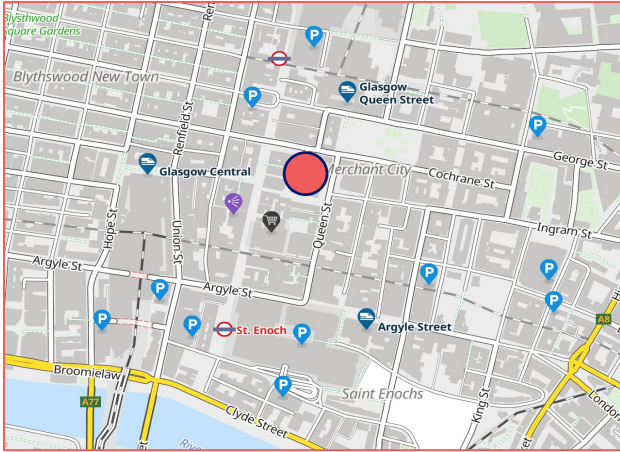


## FOR SALE CITY CENTRE OFFICE SUITE

**1,413 SQ FT**

**153 QUEEN STREET, GLASGOW, G1 3BJ**

- Rare purchase opportunity within the heart of Glasgow City Centre
- Self-contained 2<sup>nd</sup> floor rear office suite
- Excellent owner-occupier / investment opportunity
- Located next to George Square & Royal Exchange Square
- Short walk to Queen Street and Glasgow Central Station as well as Buchanan Street Underground Station
- Eligible for 100% rates relief under Small Business Bonus Scheme



## LOCATION

- Located in the heart of Glasgow City Centre
- Situated on the west side of Queen Street between its junction with St Vincent Place and Royal Exchange Square
- Close proximity to George Square, Buchanan Street and Ingram Street
- Highly convenient access to public transport links; short walk to Queen Street & Glasgow Central Railway Stations as well as Buchanan Street Underground Station
- Metered on-street parking provided on surrounding streets as well as various multi-storey car parks
- Immediate access to all city centre shopping and leisure amenities

## DESCRIPTION

- Self-contained 2<sup>nd</sup> floor rear office suite forming part of larger Grade A Listed blonde sandstone building
- Benefits from two entrance points, principal access from Queen Street with other via St Vincent Place
- A passenger staircase and lift serves upper floors
- Internally provides cellular accommodation mainly formed using partitions, able to take down to suit a prospective occupiers requirements
- Lighting provided via a mixture of halogen spots and ceiling mounted strips
- Male & Female WC's provided as well as kitchen tea-prep



## ACCOMMODATION

NIA - 131.31 SQ M / 1,413 SQ FT

## BUSINESS RATES

The subjects are entered in the Valuation Roll as two entries;

£5,200 & £7,700

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

Offers over **£80,000** are invited for our client heritable interest with the benefit of vacant possession

No VAT is payable on the purchase price.

## VIEWING & FURTHER INFORMATION

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