

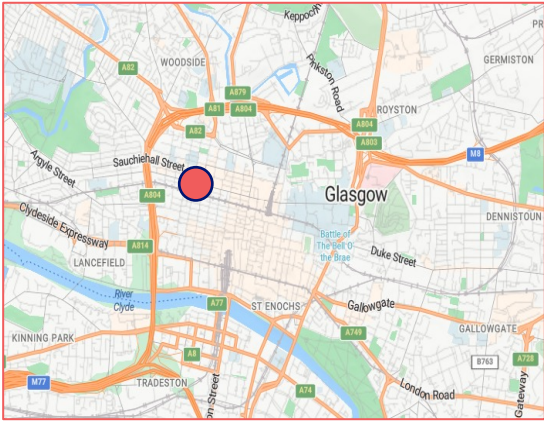


FOR SALE – FORMER BANK PREMISES

4,010 SQ FT

235 SAUCHIEHALL STREET, GLASGOW, G2 4EN

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- Highly prominent corner unit
 - Grade A Listed Building
 - Situated on busy section of Sauchiehall Street opposite McLellan Works
 - Available for immediate occupation
 - May be suitable for alternative uses, subject to planning
 - Neighbouring occupiers include Black Sheep Coffee, Sprigg, Cupp, Taco Bell, Heavenly Desserts, Nando's, Tesco
 - No VAT on purchase price



LOCATION

Located within heart of Glasgow City Centre commanding a highly prominent corner position on the south side of Sauchiehall Street at its junction with Blythswood Street.

Across the road is the highly successful McLellan Works and is close proximity to the Glasgow School of Art, Glasgow Film Theatre as well as the Buchanan Galleries.

Regular bus services operate on Sauchiehall Street whilst Cowcaddens Underground Station, Queen Street & Central Railway Stations and Buchanan Bus Station are all a short walk from the subjects.

Metered on-street parking is provided as well as numerous multi-storey car parks in the immediate vicinity.

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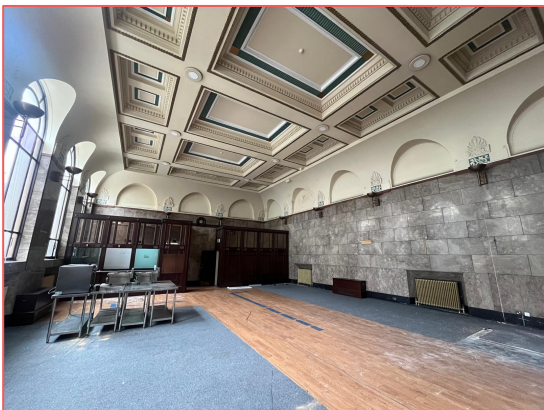
DESCRIPTION

Highly prominent former banking premises.

Internally provides main former banking hall area with attractive original features.

Front and rear staircases provide access to a full height basement.

WC facilities are provided on both floors.



ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	186.27	2,005
Basement	186.27	2,005
Total	372.54	4,010

BUSINESS RATES

RV	£59,000
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PLANNING

Class 1A

The subjects may be suitable for alternative uses including public house, restaurant (Class 3 uses) and healthcare subject to planning consent.

EPC Available on request

ASKING TERMS

Offers over £500,000 are invited for our clients heritable interest with the benefit of vacant possession. No VAT payable on purchase price.

VIEWING & FURTHER INFORMATION

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