

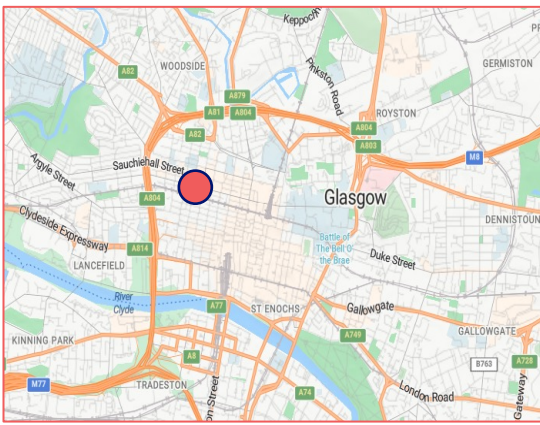


FOR SALE – VACANT CLASS 1A PREMISES

604 SQ FT

527 SAUCHIEHALL ST, CHARING CROSS, GLASGOW, G3 7PQ

- Excellent owner-occupier / investment opportunity
- Refurbished to a very high standard
- Well suited for retail, office, showroom, clinic, café type uses
- Highly convenient location with immediate M8 motorway access
- On-street parking
- Short walk to St Georges Cross Underground & Charing Cross Railway Stations
- **Offers over £175,000 + VAT invited**



LOCATION

Located within the Charing Cross area of Glasgow just west of the city centre, the subjects command a highly prominent position on the south side of Sauchiehall Street opposite Newton Place and by its junction with North Street.

Excellent road links are provided with immediate M8 motorway access via Junctions 18 & 19.

Regular bus services operate on Sauchiehall Street whilst Charing Cross Railway Station & St Georges Cross Underground Station are both within a 10-minute walk away.

Metered on-street parking is provided to the front of the subjects.

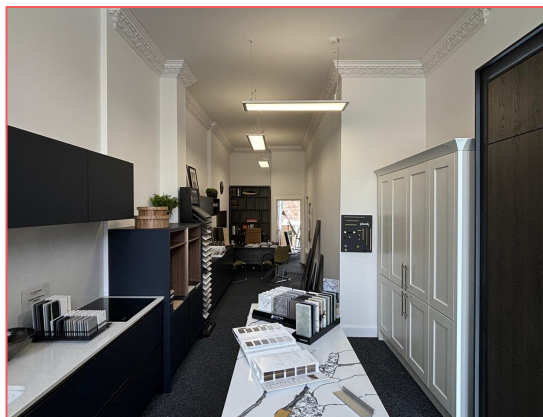
Neighbouring occupiers include The Haberdashery, Co-op, Willow Grove Coffee, Penny Black, Coltart Airley Architects, Akbars, Bocadillo, Lamora Italian

DESCRIPTION

Ground floor retail / office premises forming part of a larger tenement.

The property has been refurbished to a high standard and internally provides bright open-plan accommodation with attractive original features.

Main front shop connects with rear storage area complete with WC.



ACCOMMODATION

	sq m	sq ft
NIA	56.13	604

BUSINESS RATES

RV	£12,600
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Some occupiers may be eligible for 25% rates relief.

PLANNING	Class 1A
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EPC	Available on request
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ASKING TERMS

Offers over £175,000 + VAT are invited for our clients heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

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