



## Basement Accommodation Suitable for Various Uses

Merchants House, 7 West George Street, Glasgow G2 1EG

### Location

Merchants House is located on George Square, arguably Glasgow's most prestigious business address. The building occupies a prominent corner position at the junction of George Square and West George Street.

The location benefits from an abundance of retail and leisure amenities close by on Buchanan Street and the surrounding area. George Square has recently benefited from the opening of a number of high profile restaurants adding to the locations impressive leisure offering.

Surrounding occupiers include Rainbow Room International, Glasgow Chamber of Commerce, Elia Restaurant, Doppio Malto Restaurant, The Alchemist, Costa, Browns Restaurant & Brassiere, Anchorline and the Millennium Hotel.

The redeveloped Glasgow Queen Street Station lies immediately adjacent, providing frequent services to Edinburgh (8-10 per hour) and north to Dundee, Aberdeen and Inverness. Glasgow Central Station is a short walk as is Buchanan Street Subway Station.

### Description

The premises comprise a substantial re-configured basement opportunity within a highly prominent building.

The premises are accessed via stairs from 7 West George Street and also Anchor lane, lying to the rear of the building.

The premises are in shell condition and benefit from good natural daylight from pavement lights, despite being at basement level.

The premises would suit a variety of uses (Subject to Planning) including Restaurant, Retail, Fitness, Design Studio, Offices and Storage.

### Floor Area

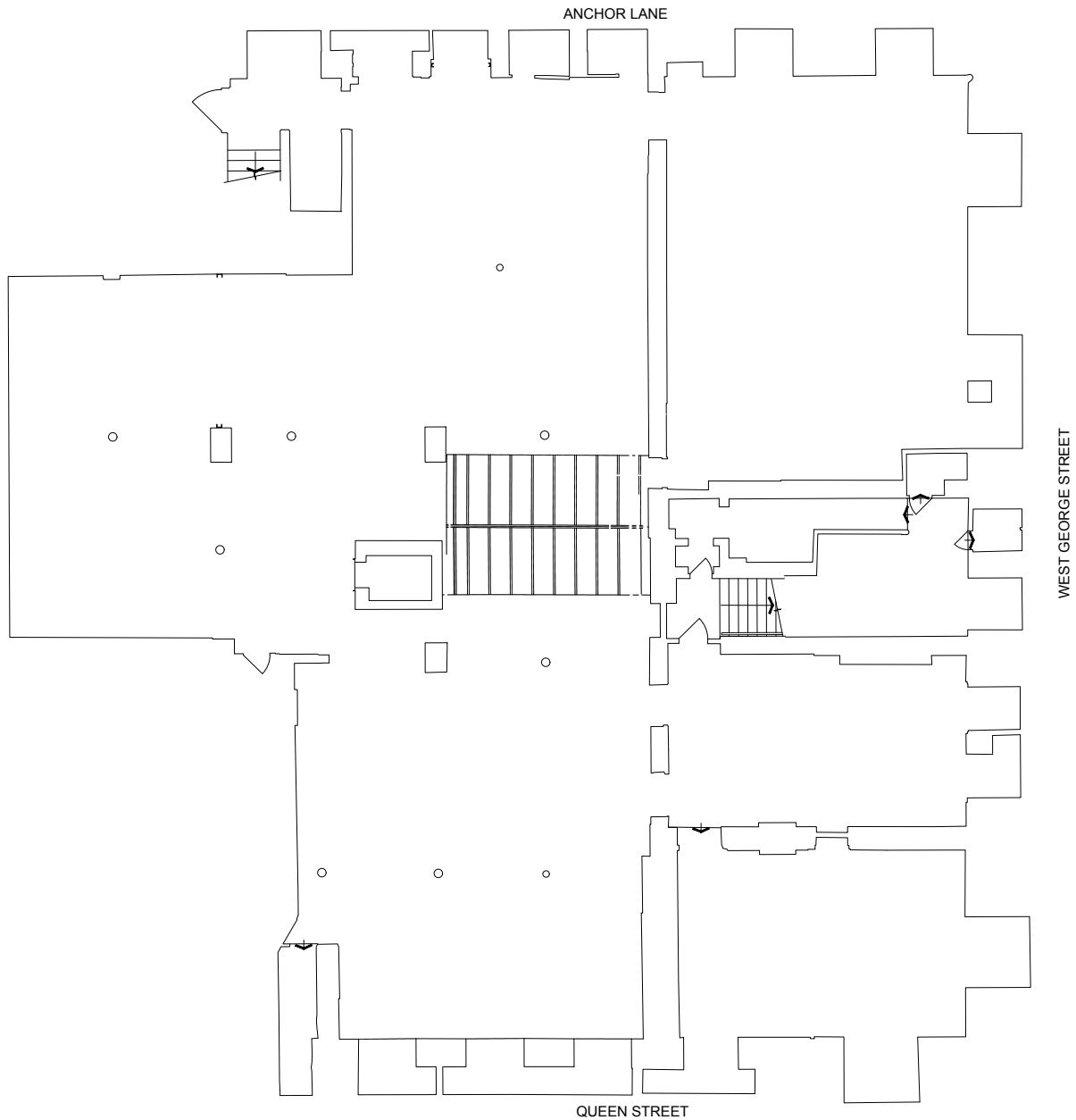
The premises have been measured on a Gross Internal Basis and have the following area:

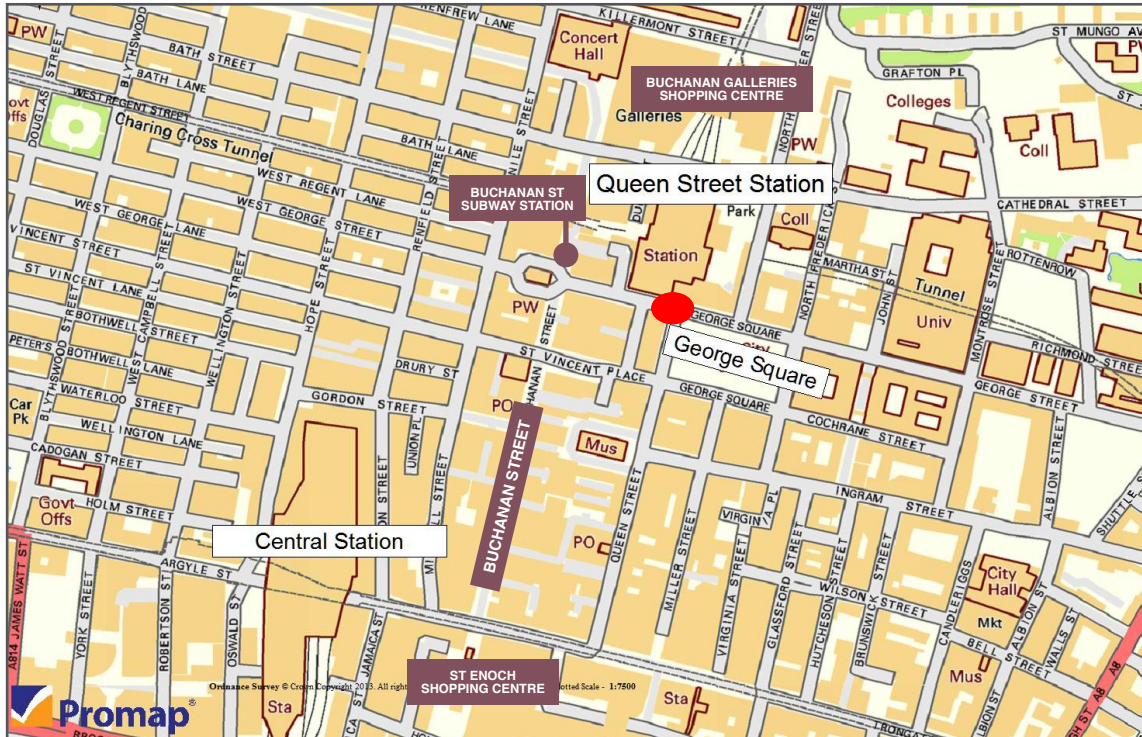
GIA: 761.80 sq m (8,197 sq ft)

**For further information please call today 0141 556 1222**



Floor Plan





### Rent / Terms

£65,000 per annum exclusive of VAT.

The premises are available on a new Full Repairing & Insuring Lease

### Business Rates

The premises require to be re-assessed for business rates. This will be based on the future use of the premises, for further information please contact the Assessors Office at Glasgow City Council.

### Service Charge

The premises will pay an equitable share of the service charge for the building.

### Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

### Energy Performance Certificate

A copy of the EPC will be provided upon application.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Date of Entry

By arrangement.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

### Viewing

Marc Erunlu  
marc@lapsleymcmanus.com

[info@lapsleymcmanus.com](mailto:info@lapsleymcmanus.com)

Lapsley McManus Property Consultants  
72 Waterloo Street, Glasgow G2 7DA

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