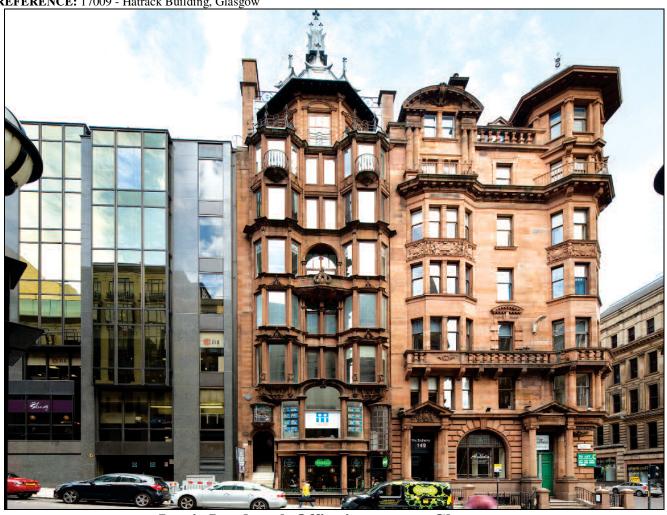




REFERENCE: 17009 - Hatrack Building, Glasgow



Iconic Landmark Office investment-Glasgow

ADDRESS: Hatrack Building, 144 St Vincent Street, Glasgow G2 5LQ

- Well located in the heart of city centre
- Low rent of £13.38 per sq ft
- Rent was £15.75 per sq ft in 2018
- Category A Listed building
- Super smart office accommodation of 15714 sq ft divided into small units

LOCATION

The City of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 Motorways and has its own international airport.

SITUATION

The property is situated on the north side of St Vincent Street in the heart of Glasgow city centre. St Vincent Street is one of the main office locations in Glasgow city centre with other nearby office occupiers. The property is centrally located some 250 yards northwest of Glasgow Central Railway Station and some 500 yards south-west of Queen Street Railway Station, whilst Junction 19 of the M8 Motorway is within half a mile to the west. Occupiers close by include RBS, Santander, KPMG, HBOS and Jones Lang LaSalle amongst many others.

DESCRIPTION

This attractive category A Listed property was designed by the famous Glasgow architect James Salmon Jr and was completed in 1902. It is arranged over the ground and seven upper floors to provide office accommodation, The property benefits from two 8person passenger lifts which serve all office floors, whilst WC and tea preparation facilities are also on each floor. The lower ground floor café and bar are not included in the sale. The vendors have completed a refurbishment of the building-both exterior brickwork and interiors

ACCOMMODATION & TENANCY: See schedule attached TOTAL RENT: £210,329 per annum

TENURE: Heritable-Scottish equivalent of English Freehold VAT: Applicable

PRICE £2,350,000-8.4% Net

Suttons as agents give notice that: 1 The particulars are set out as a general outline only for the guidance of purchasers, and do not constitute an offer or contact. 2 All descriptions, dimensions, reference to condition and necessary for use, and other details are given without responsibility, and intending purchasers must satisfy themselves by inspection or otherwise. 3 No person employed by Suttons has any authority to make or give any representation or warranty whatsoever in relation to the property.

Tenant name	Suite Number	Area in sft	Annual Rent	Rent PSF	lease start	lease expiry
VisionGold marketing Ltd	Ground floor (front)	769	10,822	14.07	10-01-2023	30-09-2024
Mr. Ibrahim	Ground floor (rear)	1,020	10,000	9.80	04-01-2025	31-03-2025
Metix Ltd	1st floor	2,005	28,070	14.00	11-12-2023	11-11-2024
Direct Medics Limited	2nd floor front	917	12,380	13.50	16-05-2022	31-10-2023
Direct Medics Ltd	2nd floor rear	1,129	14,783	13.09	11-01-2018	31-10-2023
Cintra Corporation UK Ltd	3rd floor	1,974	27,230	13.79	06-05-2019	06-04-2024
MCMM Properties	4th floor rear	901	15,512	17.22	09-06-2022	09-05-2027
MCMM Properties	4th floor front	1,152	12,164	10.56	02-01-2021	09-05-2027
Core Associates Ltd	5th floor rear	900	16,338	18.15	08-01-2023	31-07-2024
Brave New Spirits Ltd	5th floor front	1,167	11,975	10.26	08-10-2021	08-09-2026
McKinlay Kidd Ltd	6th floor front	751	10,139	13.50	21-08-2021	20-08-2027
McKinlay Kidd Ltd	6th floor rear	1,160	15,660	13.50	21-08-2021	20-08-2027
Brazen Jewellery Ltd	7th floor front	721	9,734	13.50	16-05-2016	15-05-2026
Jung Shim Limited	7th floor rear	1,148	15,525	13.52	05-01-2021	30-04-2026
Total		15,714	210,329			

Holding Over Holding Over



