

FOR SALE

OFFICE SUITE

- RARE OPPORTUNITY TO PURCHASE OFFICE SUITE ON BUCHANAN STREET

Ryden

PRELIMINARY DETAILS



2ND FLOOR
162 BUCHANAN STREET
GLASGOW
G1 2LL

GET IN TOUCH

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Viewing is strictly by arrangement with the joint selling agents

1,000
SQUARE FEET

92.90
SQUARE METRES

GLASGOW
ONYX | 215 Bothwell Street
Glasgow
G2 7EZ
0141 204 3838



ryden.co.uk



LOCATION

The suite is situated on Buchanan Street in the heart of the city centre having immediate access to retail, leisure and public transport hubs. Most noticeably the subjects are located adjacent to Buchanan Street Underground Station and are only a few minute's walk from Queen Street Station, Central Train Station and Buchanan Bus Station.

DESCRIPTION

Positioned on the second floor, the suite benefits from an attractive aspect over Buchanan Street and is predominantly cellular in nature. Internally the suite provides the following specification:-

- Secure door entry system from street level
- Ornate plaster ceilings
- Suspended LED lighting
- Carpet covered flooring
- All electric heating
- Access to kitchen and toilet facilities

ACCOMODATION

The subjects have the following approximate area:-

SECOND FLOOR	92.90 sq m	1,000 sq ft
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PRICE

Offers over £150,000 (exclusive of VAT) are invited for the subjects.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC Certificate is available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £10,300, with effect from 1st April 2023.

Under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances (with effect from April 2023).

ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

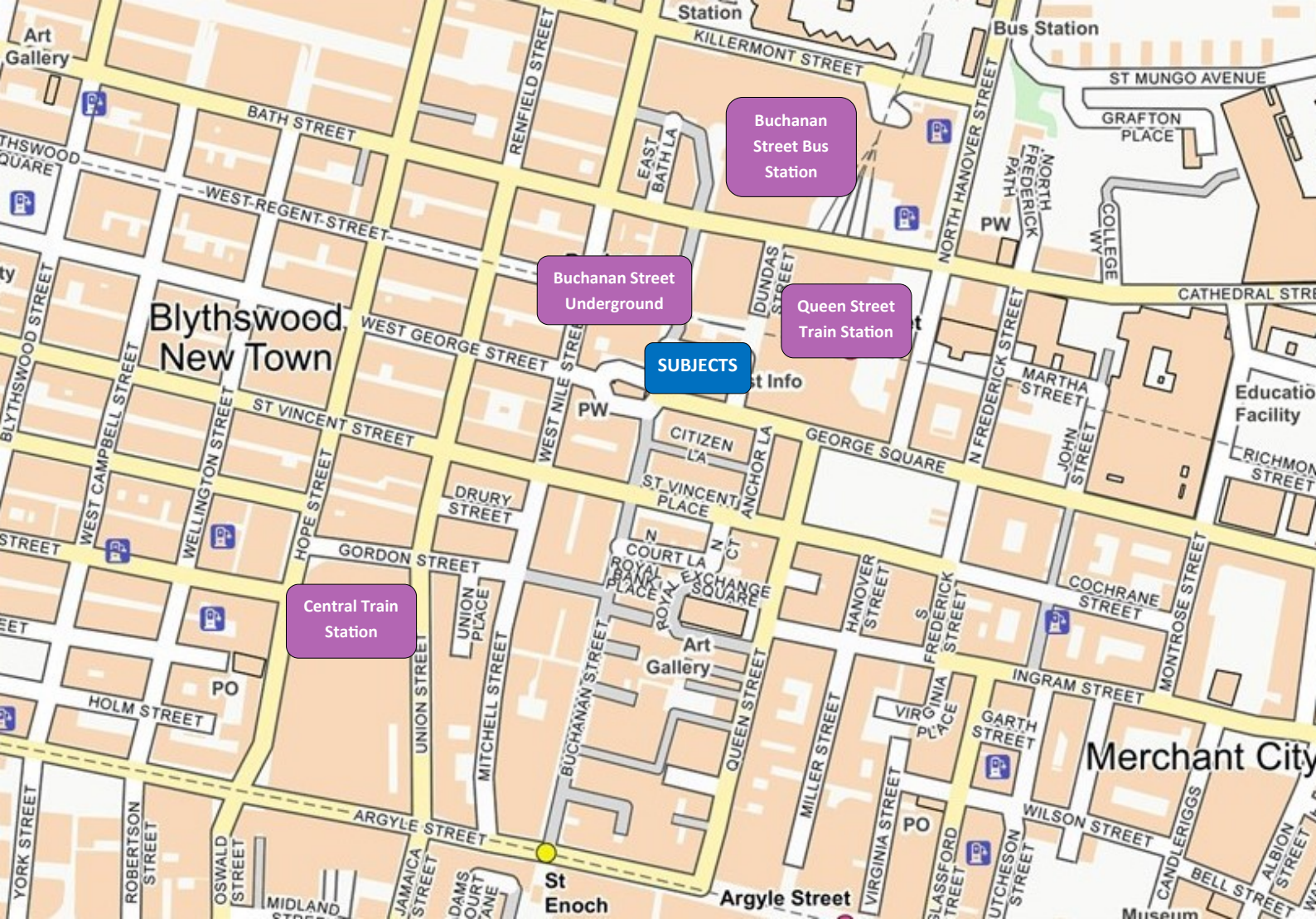
LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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