

FREEMAN MACLEOD

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

TO LET OFFICE SUITE

**THE TANNERY,
48 ST. ANDREWS SQUARE, GLASGOW, G1 5PP**



- West Suite : Ground 1119 sq. ft. or thereby
Basement 500 sq. ft. or thereby
- Prominent frontage in the heart of St. Andrews Square in close proximity to the Merchant City
- 1 private car parking space available by separate negotiation

Freeman Macleod Limited

10 Newton Place, Glasgow G3 7PR Tel: 0141-353 3502
email: info@freemanmacleod.com web: www.freemanmacleod.com

LOCATION

The subjects are situated on the south side of St. Andrews Square overlooking St. Andrews Church on the eastern periphery of Glasgow's Merchant City and adjacent to Glasgow Green.

The immediate surrounding area is predominantly residential in character, with the majority of properties being contained within either modern newly constructed buildings or refurbished tenement style dwellings.

Neighbouring occupiers include Page & Park (Architects), David Narro (Engineers), ERZ (Landscape Architect), Café Source (Bar/Bistro) and a number of legal practices.

FLOOR AREA

From measurements taken on site we estimate that the net internal floor area is approximately:

Ground 1119 sq. ft. (104 sq. m.) or thereby
Basement 500 sq. ft. (46.5 sq. m.) or thereby

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as RV of £9,100.

An incoming tenant may be eligible for 100% small business rates relief.

LEGAL EXPENSES

The incoming tenant will be responsible for payment of their own legal cost and will be liable for stamp duty land tax (if any), incidental expenses and VAT thereon.

DESCRIPTION

The subjects comprise an attractive office suite which occupies part of the ground and basement floors of an iconic five storey end terraced building in St. Andrews Square.

The specification includes:

- Controlled access
- Two toilet compartments in basement
- Kitchen facilities in basement
- One open plan office
- 1 car parking space available by separate negotiation

The suite is accessed via a foyer shared with the privately owned flats above.

LEASE TERMS

The premises are available on modern full repairing and insuring terms for a period to be negotiated.

RENT

Upon application to the letting/selling agents.

CAR PARKING

One car parking space is available to the rear of the subjects at an additional rental of £1000 + VAT per annum. Low cost on-street pay and display car parking is also available on Turnbull Street and adjacent to Glasgow Green.



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) can be made available to interested parties on request.

ENTRY

By negotiation.

VIEWING/FURTHER INFORMATION

Strictly by prior appointment with the sole letting agent:

Alistair Macleod
Freeman Macleod Ltd.
10 Newton Place,
Glasgow. G3 7PR

0141-353-3502 / 07768 931 180
Email : am@freemanmacleod.com

Details prepared 1 January 2021.

IMPORTANT NOTICE

Freeman Macleod Ltd. for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances out with our control.
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MONEY LAUNDERING REGULATIONS

To comply with RICS Regulations we are required to verify the identity of a proposed purchaser once a sale/letting has been agreed. This is to assist with combating fraud and money laundering. Copies of identity and address documentation will be requested on approval of agreed terms.