



Prominent Ground Floor Office / Showroom

Merchants House, 30 George Square, 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, including **The Alchemist**, **Doppio Malto**, **Fight Club** and the new 245 bed **AC Hotel by Marriott**.

Surrounding occupiers include **Rainbow Room International**, **Glasgow Chamber of Commerce**, **TC Young Solicitors**, **Eia's Greek Restaurant**, **Browns Restaurant & Brassiere**, **The Millennium Hotel**, **Ernst & Young**, **Mercer**, **McLay Murray & Spens**.

The premises are ideally located for all public transport facilities. The newly redeveloped Queen Street Train Station lies opposite the property, Central Train Station is a short walk and Buchanan Street Subway also lies closeby.

Description

Merchants House is a striking Grade A listed building arranged over ground and five upper floors offering modern accommodation within traditional surroundings.

The accommodation is accessed from George Square and is positioned above street level offering excellent exposure to George Square. The premises comprise a good sized open plan office / showroom together with rooms to the front overlooking George Square.

Rent / Terms

Offers over £14,000 per annum.

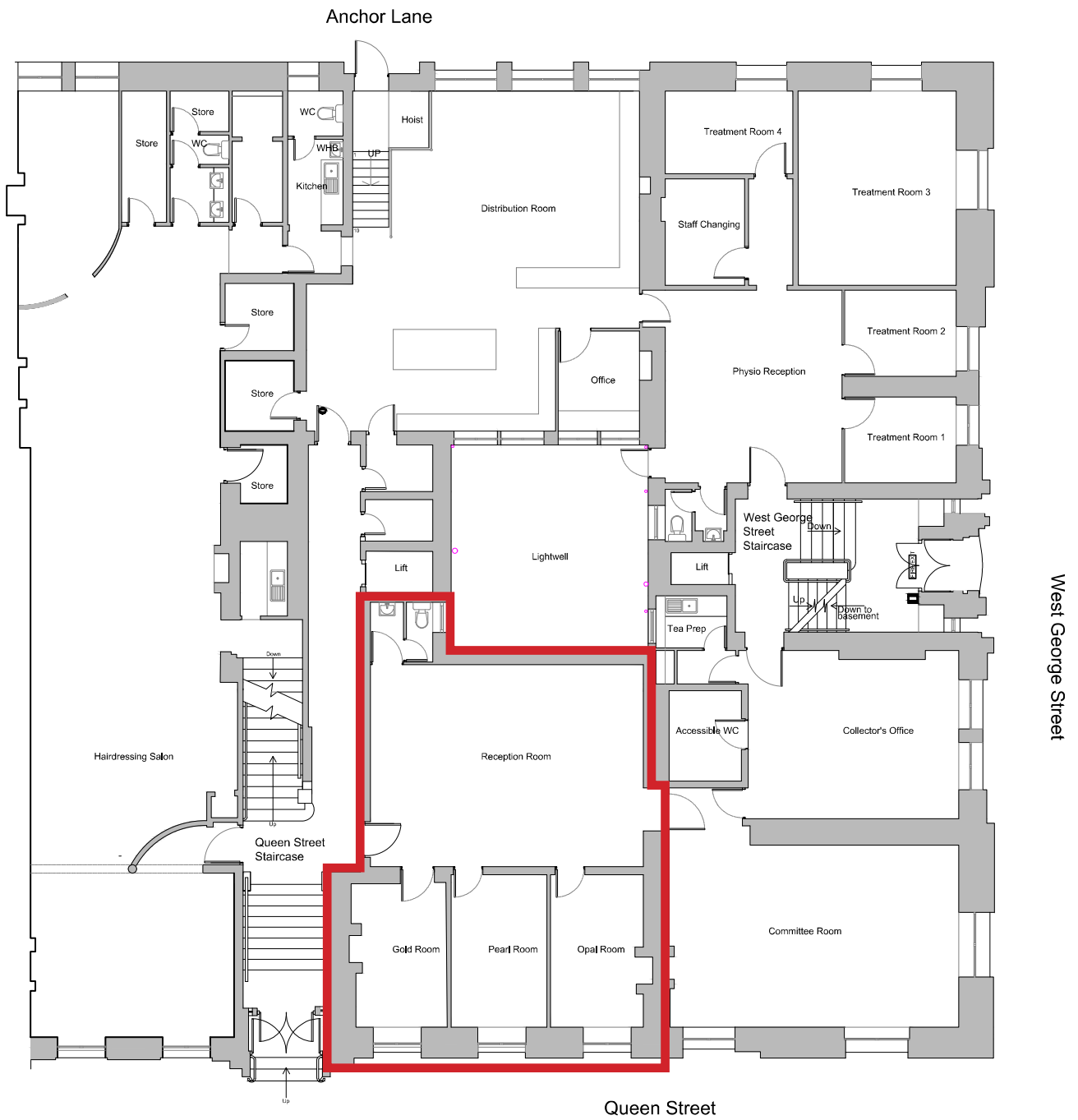
The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

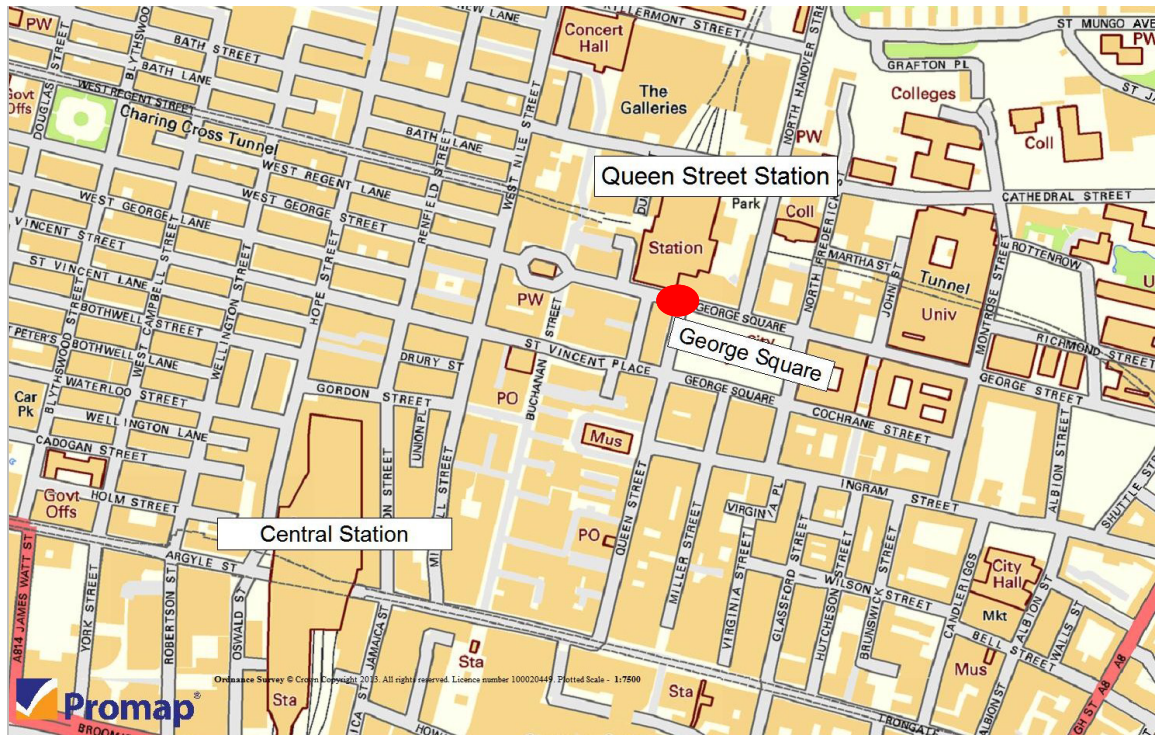
Accommodation

In accordance with the 7th Edition of the RICS Code of Measuring Practice, we calculate the subjects to have the following net internal area:

885 sq ft (82.25 sq m)

For further information please call today 0141 556 1222





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Service Charge

The tenant will pay a share of the service charge for the building. Further details about capped service charge are available upon request.

Business Rates

| | |
|---------------|--------------------|
| RV | £12,500 |
| UBR | £0.48/£1 (2018/19) |
| Rates Payable | £6,125 |

The premises are eligible for 25% rates relief under the Small Business Bonus Scheme. Details for this allowance can be obtained from the Director of Finance at Glasgow City Council.

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

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. February 2024