

AUCTION DATE
18 APRIL 2024

ONLINE AUCTION

- > **GUIDE PRICE : £100,000**
- > HIGH QUALITY OFFICE SPACE LOCATED IN GLASGOW CITY CENTRE
- > POTENTIAL FOR RESIDENTIAL CONVERSION (SUBJECT TO PLANNING CONSENT)
- > NET INTERNAL AREA:-**154.50 SQ M (1,663 SQ FT)**

FOR SALE

SUITE 6.1, ATLANTIC CHAMBERS, 45 HOPE STREET, GLASGOW, G2 6AE

CONTACT: Calvin Molinari BSc (Hons), c.molinari@shepherd.co.uk, 0141 331 2807, www.shepherd.co.uk | www.shepherd.co.uk/commercial-auctions



LOCATION

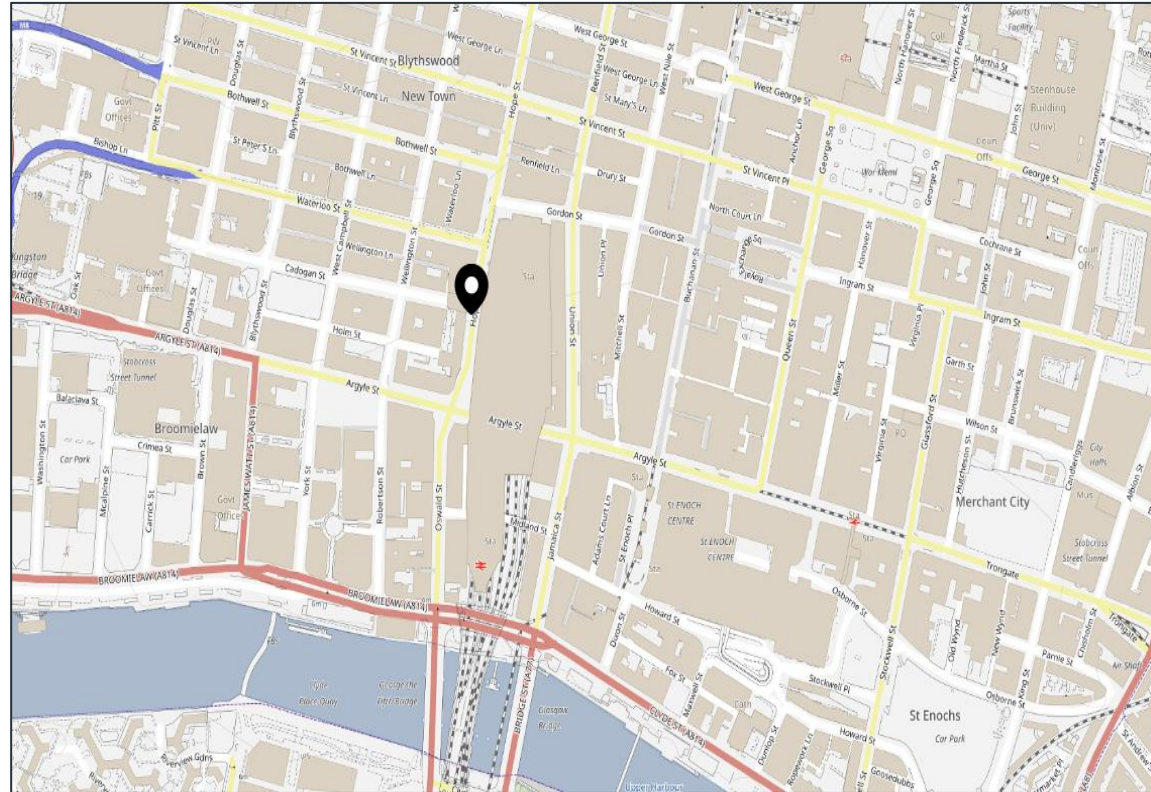
Atlantic Chambers is located in the heart of Glasgow City Centre. The property is located on the west side of Hope street opposite Glasgow Central Railway Station.

The property is exceedingly well placed for those travelling from outwith the city centre with Oswald Street and Mitchell Street carparks being located within a short walk of the property. Glasgow Queen Street and Glasgow Central Train Station are also located nearby. There is also a large amount of on-street parking located on Cadogan Street and Wellington Street. The property also benefits from an additional entrance on Cadogan Street.

The property has a wide range of amenities including supermarkets, bars, restaurants, convenience stores situated within the surrounding area of the property as well as being located within walking distance of Buchanan Street, Glasgow's primary street for high-end retail and fashion.

DESCRIPTION

The sixth floor, which is orientated east, offers a high-quality self-contained office accommodation. The suite itself can be accessed through an entrance which leads into a self-contained, open planned working area which has recently been fully refurbished. It also has one large meeting room/boardroom, a staff break out area, kitchen and toilet facilities located within the premises. The building also has 24-hour access as well as a secured door entry



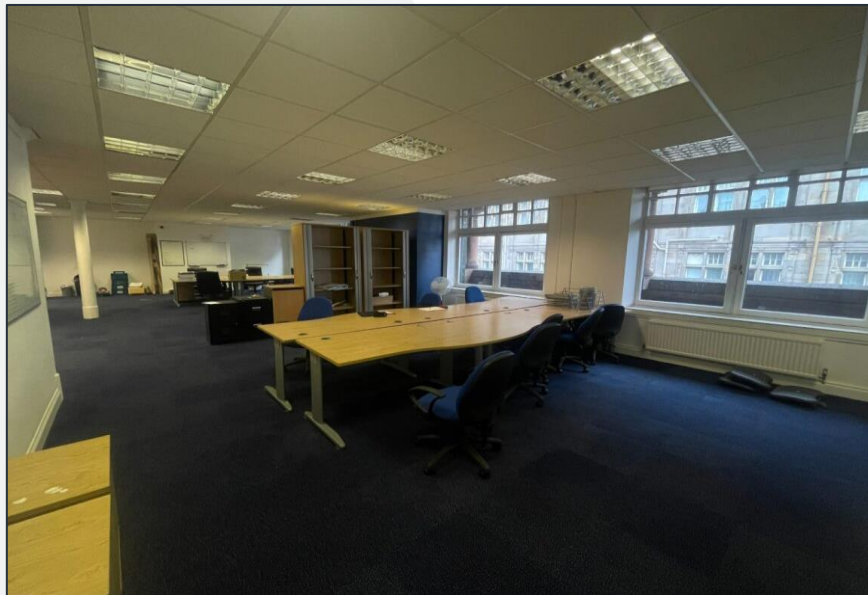
ACCOMMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Total	154.50	1,663

PLANNING

The subjects are assumed to be permitted as Class 4 Non-Residential Institutions. However, the site would be suitable for a potential development or conversion. Interested parties should make their own enquiries to the local planning authority.

**GUIDE PRICE**

The subjects are being offered on a freehold basis at a guide price of £100,000

RATING

The premises are presently entered in the valuation with a Rateable value of £21,250.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of 'F'.

FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal pack is available to view online.

VAT

See legal pack.

CONTACT DETAILSLocal Office Contact

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2nd Floor, Afton House,

26 West Nile Street,

Glasgow, G1 2PF

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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