

FOR SALE

Modern Office Suite

NIA: 170.96 Sqm (1,842 Sqft)

Prime City Centre Office
Accommodation

Suitable For Sub-division

Benefits From Excellent Transport
Links

Suitable For A Variety Of Uses
(Subject To Planning)

Benefits From City Centre
Amenities

Sale Price: Offers In Excess Of
£170,000



[CLICK HERE FOR VIRTUAL TOUR!](#)



SUITE 2.1 & 2.2, 82 WEST NILE STREET, GLASGOW, G1 2QH

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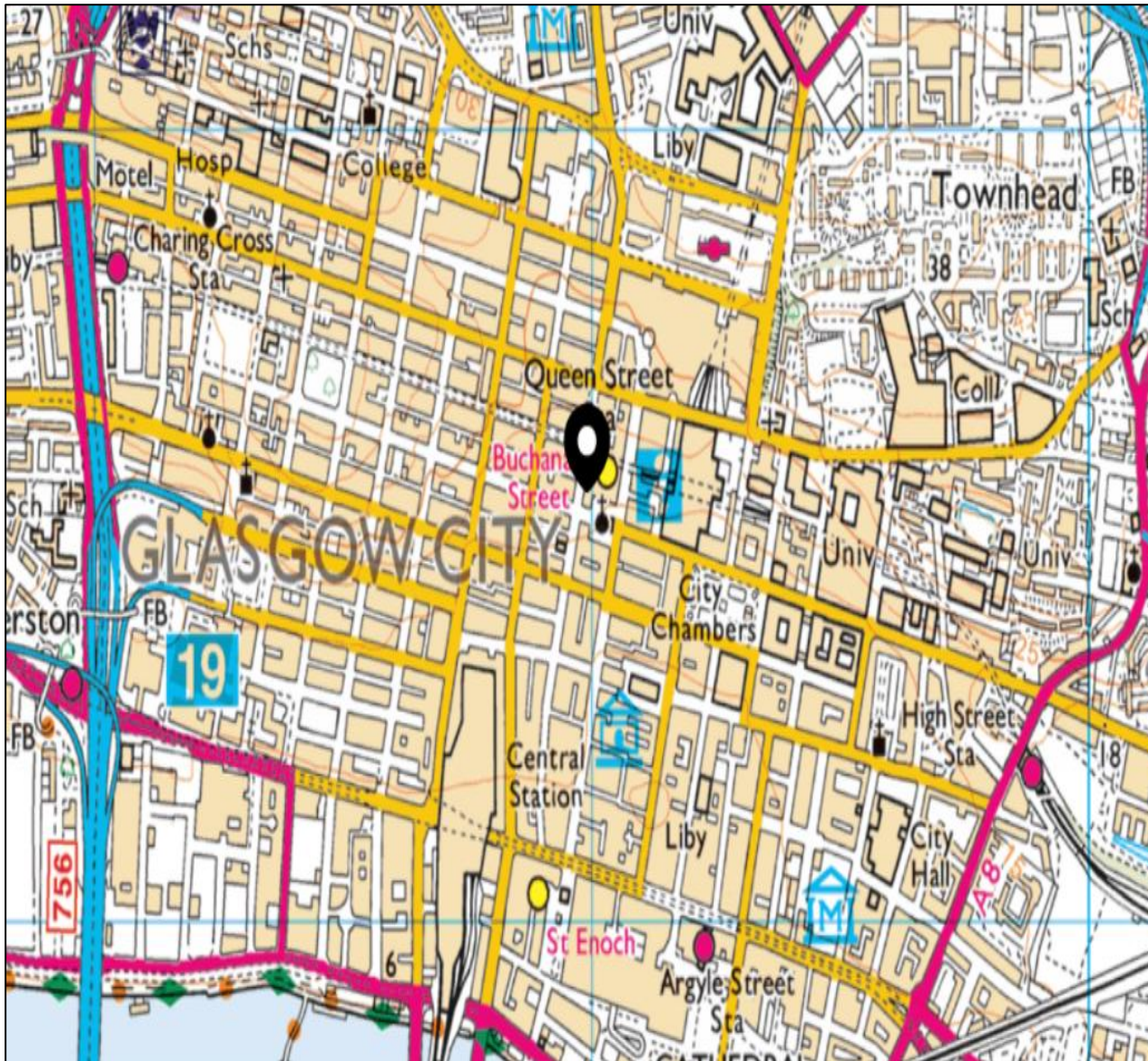
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Location

SUITE 2.1 & 2.2, 82 WEST NILE STREET, GLASGOW, G1 2QH



Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street), Glasgow International Airport and a comprehensive motorway network, which provides access to all of Scotland's major cities as well as the North of England.

More specifically, the subjects are situated on West Nile Street, between West George Street and West Regent Street. The surrounding area consists of office-based and retail occupiers including Leopardo's Pizzeria, Digby Brown and Southside Interiors Ltd.

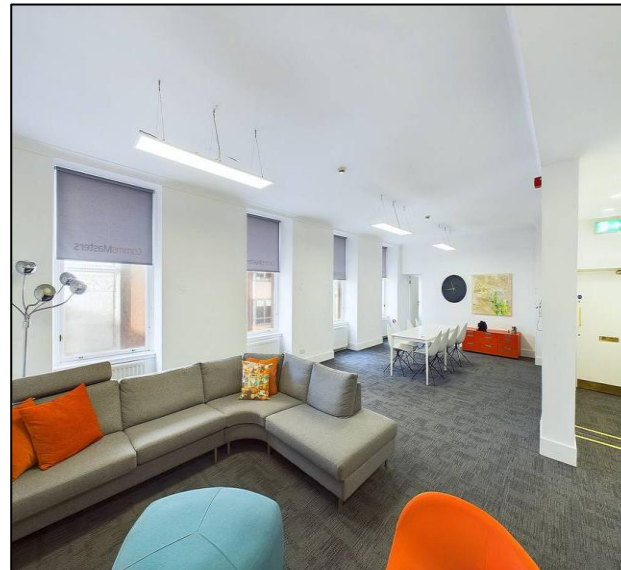
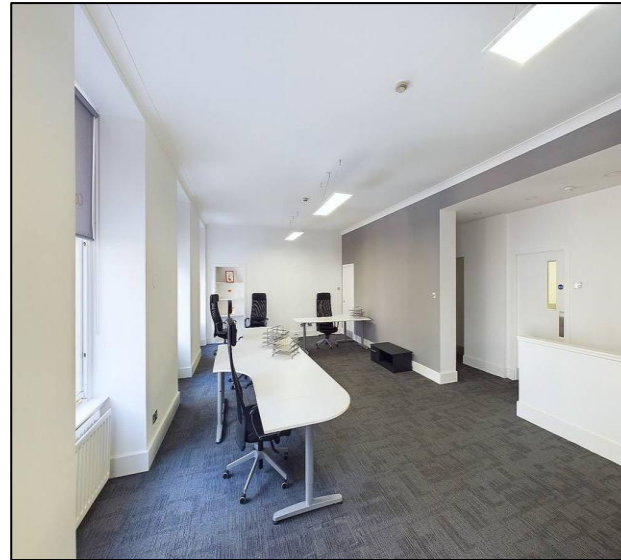
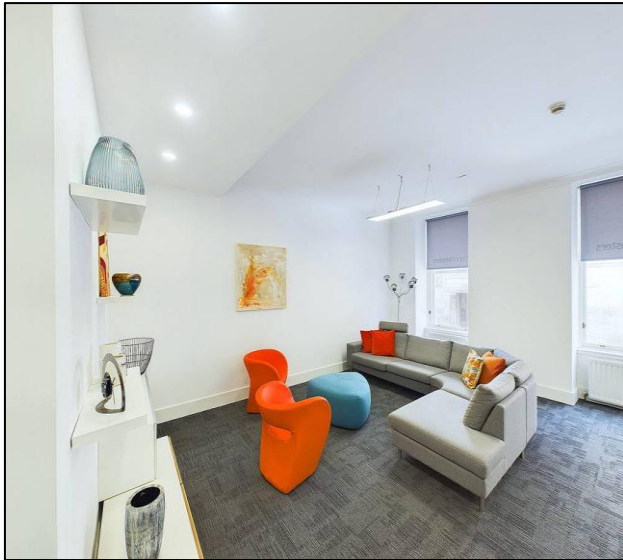


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Description

SUITE 2.1 & 2.2, 82 WEST NILE STREET, GLASGOW, G1 2QH



The subjects form 2nd floor office accommodation within a four-storey tenement building, which comprises ground floor retail units and office suites location on the upper floors. The building is served by a secure pedestrian entrance off West Nile Street.

Internally, the accommodation extends to 2 interconnected office suites each offering open plan layouts, together with dedicated kitchen/tea prep areas, as well as dedicated w/c facilities. The offices are served by raised access floors, a mixture of suspended LED and recessed spotlighting throughout, with each suite benefitting from separate independent gas central heating systems.

ACCOMMODATION

Accommodation	SQM	SQFT
Suite 2.1	84.30	907
Suite 2.2	86.88	935
TOTAL	170.96	1,842

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



SALE PRICE

Our client is looking for offers in excess of £170,000 for their heritable interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £12,400. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming tenants may be eligible for 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

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



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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.

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