

FOR SALE/MAY LET

SUPERB OFFICES/SHOWROOM ON PRIME BUCHANAN STREET, GLASGOW

1st Floor | 166 Buchanan Street | Glasgow | G1 2LW



Offers Over £365,000 + VAT

- Prime location only 1 minutes' walk from Queen Street Station, opposite Buchanan Street Underground Station and a short walk from Buchanan Galleries Car Park.
- Valuable Buchanan Street presence, with 1st floor windows overlooking prime retail Buchanan Street.
- Modern and well decorated air-conditioned offices.
- Suitable for office, showroom or quasi retail use.

PRIME PROPERTY AT THE HEART OF BUCHANAN STREET, GLASGOW CITY CENTRE



Location

Buchanan Street is long established as one of the strongest shopping and commercial locations outside London and is Glasgow's prime retailing street. The subjects are located on the first floor, above 100% prime retail, adjacent to the Buchanan Galleries.

The premises are highly assessable, only a minute walk from Glasgow Queen Street Station, opposite Buchanan Street Underground Station and, and only a short walk to the Buchanan Galleries Car Park. The location makes the property ideally suited for continued use as offices or alternatively, as a showroom, quasi retail, treatment rooms or other similar use.

Description

The subjects have been fully refurbished whilst retaining their historic character. The property benefits from first floor windows overlooking Buchanan Street, providing a highly prominent frontage and presence on the street. There are underfloor databoxes with hard wired CAT5 connections to a central data / server room. The windows to the office were replaced in 2015. The building known as the "Dundas Building" had the slate roof covering completely replaced at in 2012.

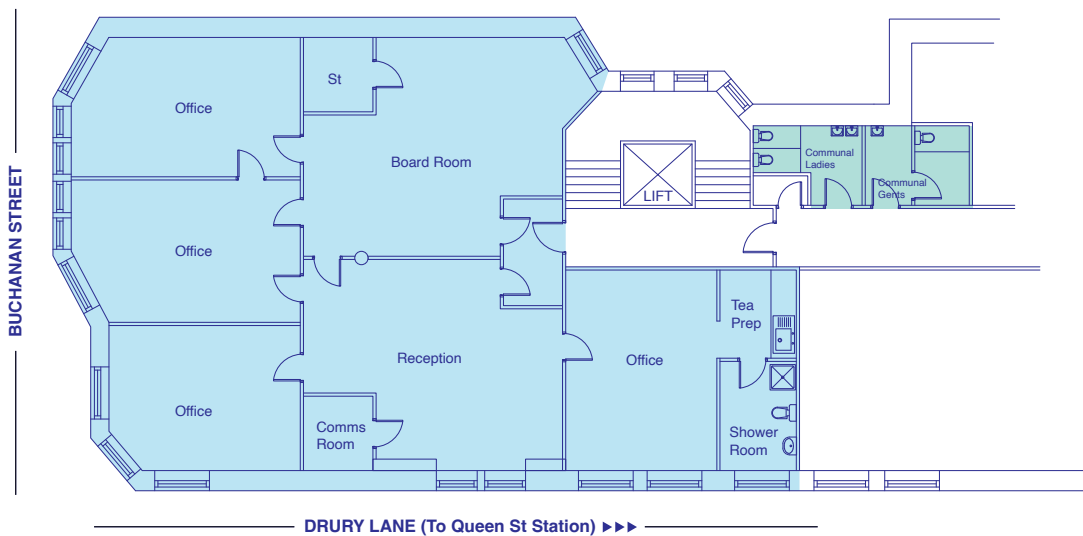




Floor Sizes

Approximate floor areas (subject to measurement survey) are as follows:

Net Lettable Floor Area	162.66sqm (1,750 sq ft)
Gross Internal Area	190.82 sqm (2,053 sq ft)



The office has its own WC / Shower room. There are also communal ladies' and gents' toilets serving each floor. The layout enables the space to be let as a whole, split into a variety of configurations or let as individual rooms.

Rateable Value

The premises are currently assessed with two occupiers, with separate rateable values of £12,300 & £4,200 from 1st April 2023. The April 2026 rateable values are £12,300 and £4,200.



Services

The property is connected to mains gas, mains electricity, mains water and mains drainage. Heating and cooling are from a mix of air conditioning and gas fired central heating. There is a security alarm system. The building is served with a passenger lift to all floors.

The Opportunity

The premises are suitable for a variety of occupiers, able to capitalise on the highly accessible prime location, with a presence on Buchanan Street, with a significant discount for ground floor retail rental. Alternatively, the premises are fully fitted and ready to occupy as offices and there is an opportunity to sub-divide and part occupy the property, depending on an occupier's requirement.

Terms

Offers over £365,000 + VAT are sought for the heritable property. Alternatively, our clients will consider an offer of lease for a minimum period of 5 years, on a tenant full repairing and insuring basis.

EPC

An EPC is available on request.

Viewing & Further Information

Strictly by appointment. For further information please contact CDLH on 0141 331 0650.



Anti Money Laundering

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 - Strictly by appointment

For an appointment to view, please contact:

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