

McNicol

PROPERTY CONSULTANTS

TO LET / MAY SELL

City Centre Office Suite



65 Bath Street, Glasgow G2 2BX

- Suite 3/5 • Prime City Centre Location • 383 sq ft
- Excellent Public Transport Links • Refurbished to High Standard
- Rent - £7,500 per annum • Sale - £70,000

Location

The office suite is located to the south of Bath Street, between Hope Street to the west and Renfield Street to the east and within Glasgow's core office area. The property is within 5 minutes' walk of Glasgow Queen Street and Glasgow Central stations and benefits from a wide range of bus stops and routes all on its doorstep. Buchanan Street subway station is also within a few minute's walk.

Bath Street is formed close to both Sauchiehall Street and Buchanan Street which form two of the three main shopping streets within the City Centre and Buchanan Galleries shopping centre is located adjacent. There are also a wide variety of local bars, restaurants and cafes on Bath Street and the surrounding streets.

The property also benefits from excellent road access, with the M8 motorway easily accessible at Junctions 17, 18 and 19. There is a good level of street level metered parking outside the property and three multi storey carparks within a few minute's walk.

Description

The property comprises a 4 storey commercial Office with a pitched roof overlaid in concrete tile.

The property offers a secure door entry system which leads to an attractive entrance foyer which provides access to the lift and stairwell. Each floor benefits from shared male and female toilet facilities and tea prep area, with tenant signage located at the entrance and upper floors.

The office suite is situated on the 3rd Floor and benefits from excellent natural light, new carpet, emulsion painted walls, modern LED lights, wall mounted electric heaters and kitchen area within the suite.

Office suite previously had a leased line installed and the cabling access route remains in place and is well positioned to support the provision of a new high-speed connection. In addition, the suite is fitted with wall-mounted data points all of which are patched back to a small 6U comms cabinet. This infrastructure can support up to 1GB (1000Mbps).

Accommodation

Suite 3/5 = 35.59 sq m (383 sq ft)

Energy Performance Certificate

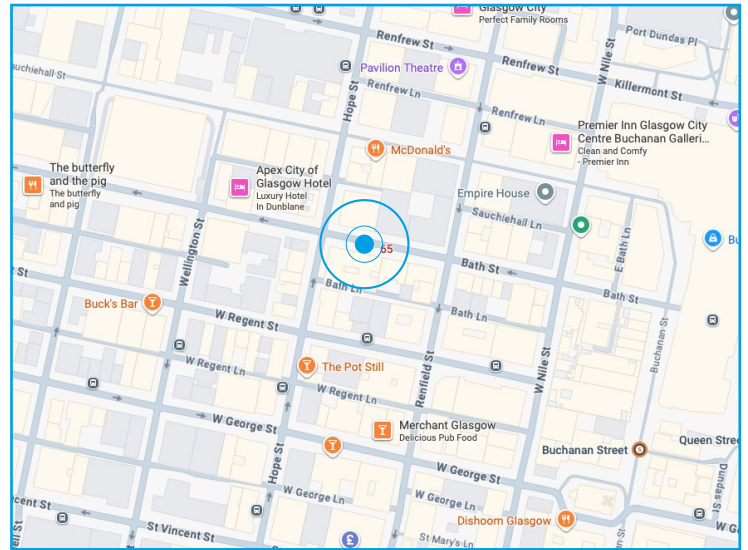
A copy of the EPC for the property is available upon request.

Rent

The property is available on a new Full Repairing and Insuring lease for £7,500 per annum.

Sale

Client would dispose of their Feuhold interest for £70,000.



Local Authority Rates

100% Business Rates Relief may apply under the Small Business Bonus Scheme.

Interested parties should contact Glasgow City Council Assessors Department for further information.

Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

Viewing & Further Information

Contact the sole agent:

Scott McNicol - scott@mcnicolproperty.co.uk



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