DM HALL

For Sale

City Centre Office
Offers Over £240,000



41 St. Vincent Place, Third Floor, Glasgow, G1 2ER

2,397 sq ft
(222.69 sq m)

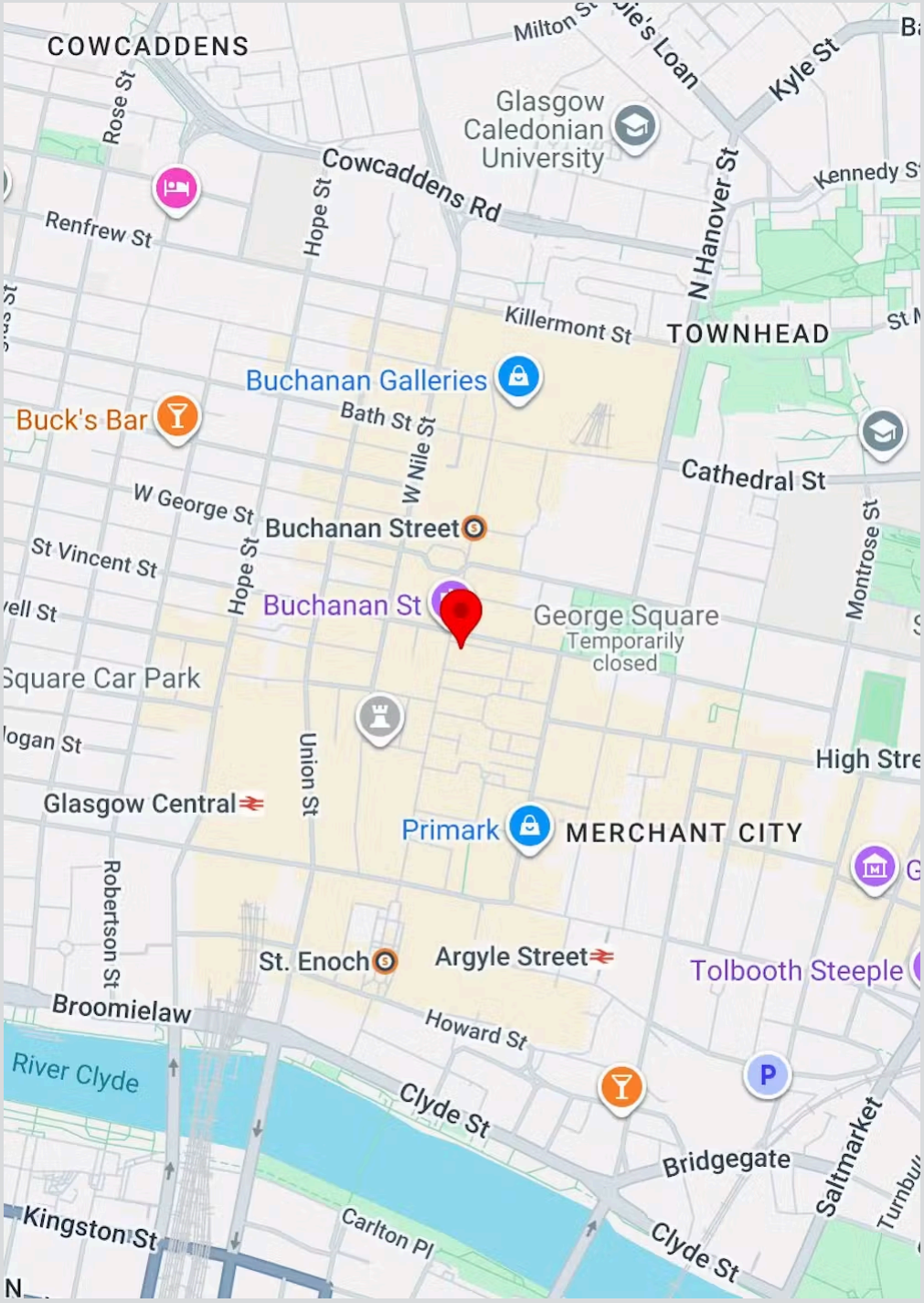
- Prominently positioned on the corner of St Vincent Place and Buchanan Street.
- Ideally situated between Glasgow Central and Queen Street Stations.
- Total NIA - 222.68 sq.m. (2,397 sq.ft.)
- Offers over £240,000.

DESCRIPTION

The subject property comprises an office suite formed of three interconnecting suites, which can be occupied either separately or combined to provide a larger, single office space. The accommodation is situated on the third floor within St Vincent Chambers, a six-storey Category B listed building. The ground floor comprises a variety of high profile retail occupiers, including Ray-Ban, Breitling and TAG Heuer.

The building is of traditional red sandstone construction and is surmounted by a pitched roof. Access is provided via a secure, controlled entrance, with the building further benefiting from a passenger lift serving all floors.

The office accommodation benefits from excellent natural light throughout and includes kitchen and toilet facilities.



LOCATION

The property is situated in the heart of Glasgow City Centre, within the Central Business District, occupying a prominent corner position at St Vincent Place and Buchanan Street, Scotland's busiest retail destination. The surrounding area comprises a diverse mix of office and retail occupiers.

The property benefits from excellent transport connectivity, being located close to both Glasgow Queen Street and Glasgow Central Stations. In addition, Buchanan Street and St Enoch Subway Stations provide convenient local access across the city. There are multi story car parking available closeby, along with regular bus services. The M8, M74, and the wider motorway network are all readily accessible within a short drive.

FLOOR AREA

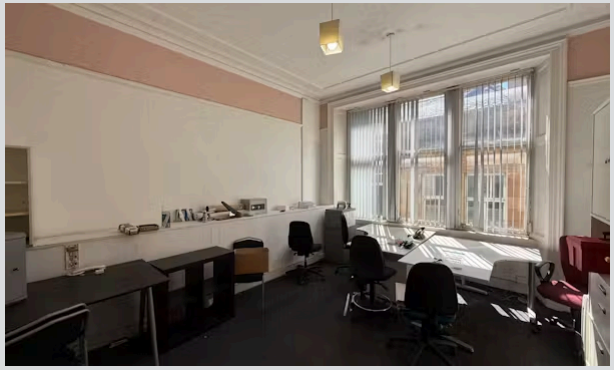
The accommodation comprises the following areas:

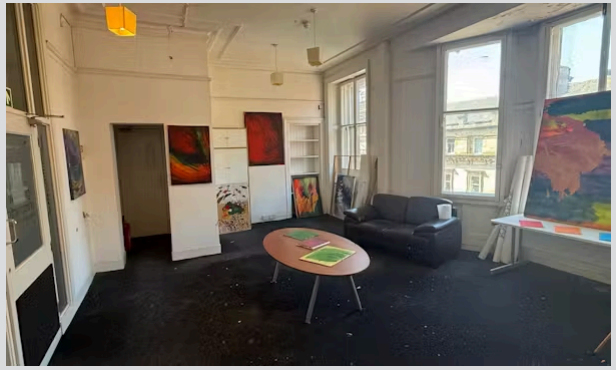
Floor/Unit	Description	Building Type	sq ft	sq m
Suite	1	Office	1,075	99.87
Suite	2	Office	415	38.55
Suite	3	Office	907	84.26
Total			**2,397**	**222.68**

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable. No VAT payable.

PRICE
Offers in excess of £240,000 are invited.

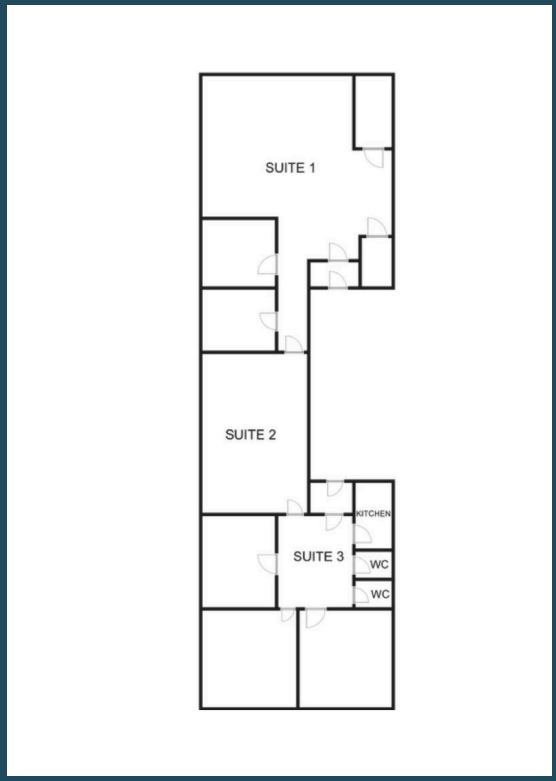
NON-DOMESTIC RATES
Rates Payable: Eligible for 100% rates relief.
Rateable Value: £9,600

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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