FOR SALE - OFFICE

1ST FLOOR, 79 WEST REGENT STREET

GLASGOW, G2 2AW

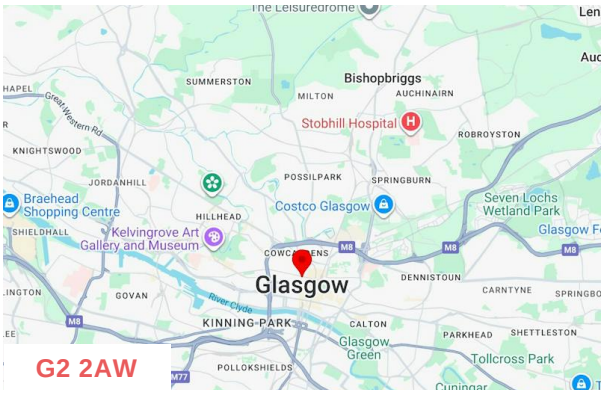


KEY HIGHLIGHTS

- 2,002 sq ft
- Situated on 1st floor of fully refurbished Category B listed building
- Internally provides reception space with 8 consultancy rooms
- Offers over £195,000 invited
- Located within the heart of Glasgow City Centre
- Well fitted medical / office space
- Excellent owner-occupier / investment opportunity

SUMMARY

Available Size	2,002 sq ft
Price	Offers in excess of £195,000
Rates Payable	£6,125.40 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme
Rateable Value	£12,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

79 West Regent Street is a fully refurbished Category B listed building that has undergone recent significant external refurbishment works including a new roof.

Access is from street level where a staircase provides access to the upper floors.

The accommodation is setup to provide 8 consultancy rooms for cosmetic / dental / office use. The accommodation is complete with tea-prep, male and female toilets.

Metered on-street parking provided together various nearby multi-storey car parks.

LOCATION

The subjects are located within the heart of Glasgow City Centre on the south side of West Regent Street at its corner with Hope Street.

The location benefits from high footfall and passing traffic including numerous bus routes.

The property is within easy walking distance from Glasgow Queen Street Railway Station/Glasgow Central Station.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,002	185.99	Available
Total	**2,002**	**185.99**	

VIEWING & FURTHER INFORMATION

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