FOR SALE - OFFICE

GROUND FLOOR 79 WEST REGENT STREET

GLASGOW, G2 2AW

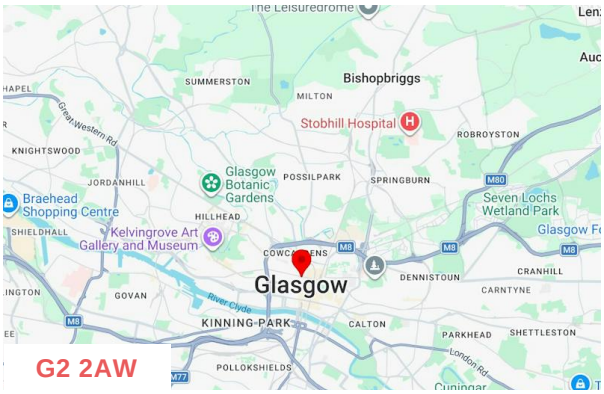


KEY HIGHLIGHTS

- 850 sq ft
- Situated on Ground floor of fully refurbished Category B listed building
- Internally provides 3 surgery rooms. decontamination room & secure vault
- No VAT applicable.
- Located within the heart of Glasgow City Centre
- Well fitted medical / office space
- Excellent owner-occupier / investment opportunity
- Eligible for 100% rates relief.

SUMMARY

Available Size	850 sq ft
Price	Offers in excess of £100,000
Rates Payable	£3,336.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£6,700
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 ground and upper floors.

The accommodation is setup to provide 3 consultancy rooms, decontamination room and storage for cosmetic/ dental/office use. In addition, the accommodation has a secure vault which has been shelved out fully to provide secure storage area. Ladies & Gents WC's are located within the ground floor common area.

The third surgery within the premises benefits from direct access from the common hallway as well as a door internally which leads you to the reception area where the other clinic rooms are located. This would allow the space to be let/sub-let separately should a purchaser wish.

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
Ground - Floor	850	78.97	Available
Total	**850**	**78.97**	

VIEWING & FURTHER INFORMATION

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