FOR SALE

OFFICE INVESTMENT

Convenient West End location

Includes six private parking spaces

Fully occupied - £49,600 pa

381.68 sq. m. (4,108 sq. ft.)

Offers Over £550,000

WHAT 3 WORDS

THE STUDIO, 5 NEWTON TERRACE LANE, GLASGOW G3 7PB

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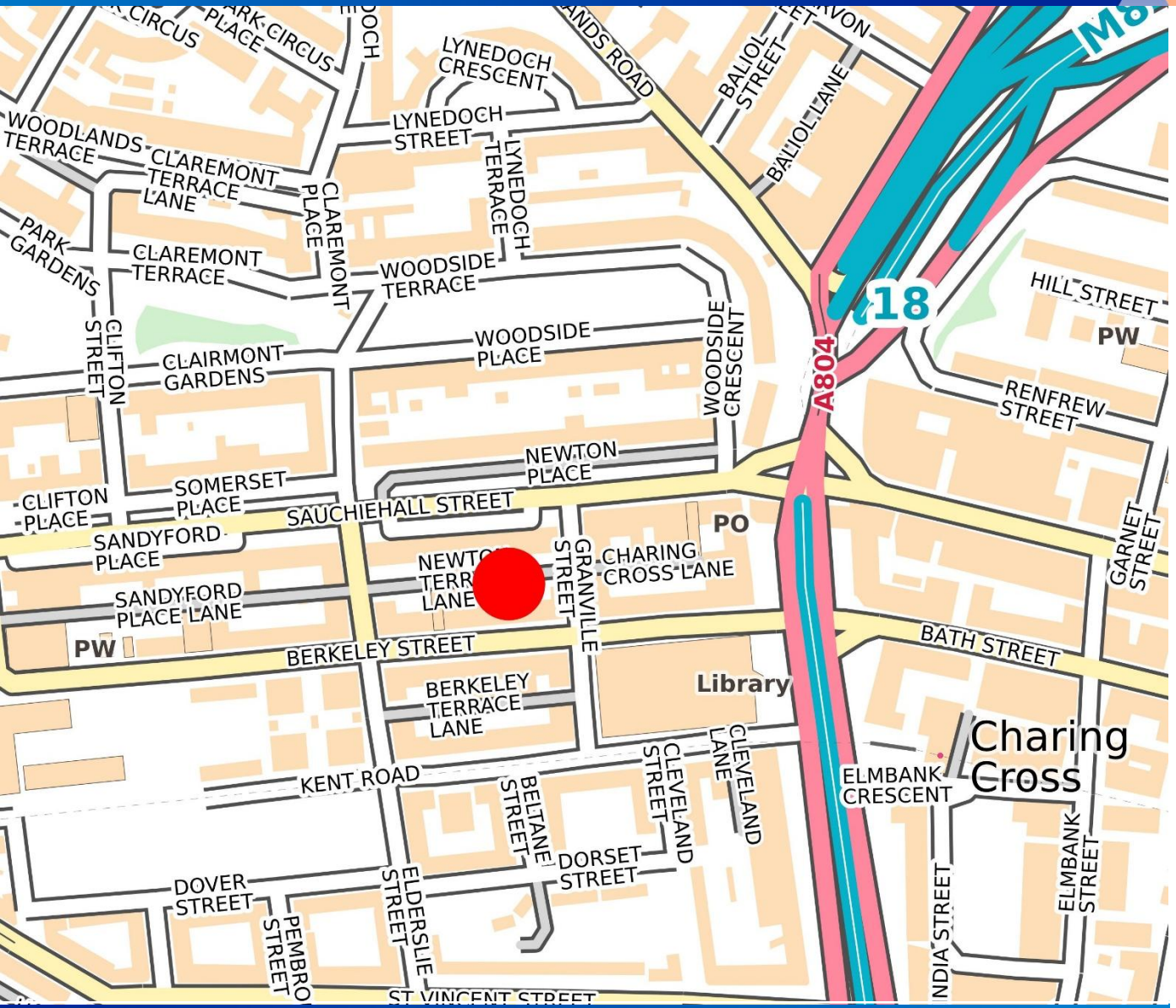
SHEPHERD
COMMERCIAL

Location

THE STUDIO, 5 NEWTON TERRACE LANE,
GLASGOW G3 7PB



Glasgow is Scotland's largest city and the third largest city in the UK, it acts as the administrative capital for the West of Scotland and benefits from excellent transport links by road, rail and air.

The Studio is located on Newton Terrace Lane immediately south of Sauchiehall Street and accessible from both Granville Street and Elderslie Street, close to Charring Cross in the Park area of Glasgow in the city's West End.

FIND ON GOOGLE MAPS

Description

Accommodation

	m^2	ft^2
Ground	116.33	1,252
Lower Ground	65.34	702
First	123.89	1,335
Attic	76.12	819
	381.68	**4,108**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The subjects comprise a detached mews property formed over four levels and includes a private car park capable of accommodating six vehicles.

The property is divided into three separate suites all of which are let although with tenants having sub let part of the space within the building.

The internal accommodation comprises the following with all suites being accessed off a central hallway and staircase.

Ground Floor A

- Studio
- Tea Prep Area
- W.C.
- Basement Storage

Ground Floor Suite B

- Studio
- Tea Prep Area
- W.C.
- Basement Storage

First Floor

- Studio
- Three Separate Rooms
- W.C. Facilities

Attic

- Two Rooms

The Detail

Lease Terms

The property is subject to three leases, the main terms are as follows:

First Floor & Attic

Let at £27,000 p.a. until 30th April 2036 with tenant break option at 30th April 2031.

Ground/Basement Floor Studio A

Let at £13,000 p.a. until 30th April 2036 with tenant break option at 30th April 2031.

Ground/Basement Floor Studio B

Let for a period of approx. 7.5 years from 1st June 2019 extended to 31st May 2029 with a tenant break option at 31st May 2027. The rent passing is £9,600 p.a.

The total rent passing is therefore £49,600 per annum.

A copy of the leases are available upon request.

Price

Offers Over **£550,000** are invited.

The above reflects a net initial yield of 8.6%.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

1/1	£10,300
1/2	£1,500
1/3	£3,100
Second Floor	£8,400
Ground Floor A	£12,800
Ground Floor B1	£5,600
Ground Floor B2	£1,300

In addition each of the six car parking spaces is assessed with a Rateable Value of £1,100.

Legal Costs

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

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.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. JULY 2026.

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