

TO LET/ FOR SALE



Office Suite

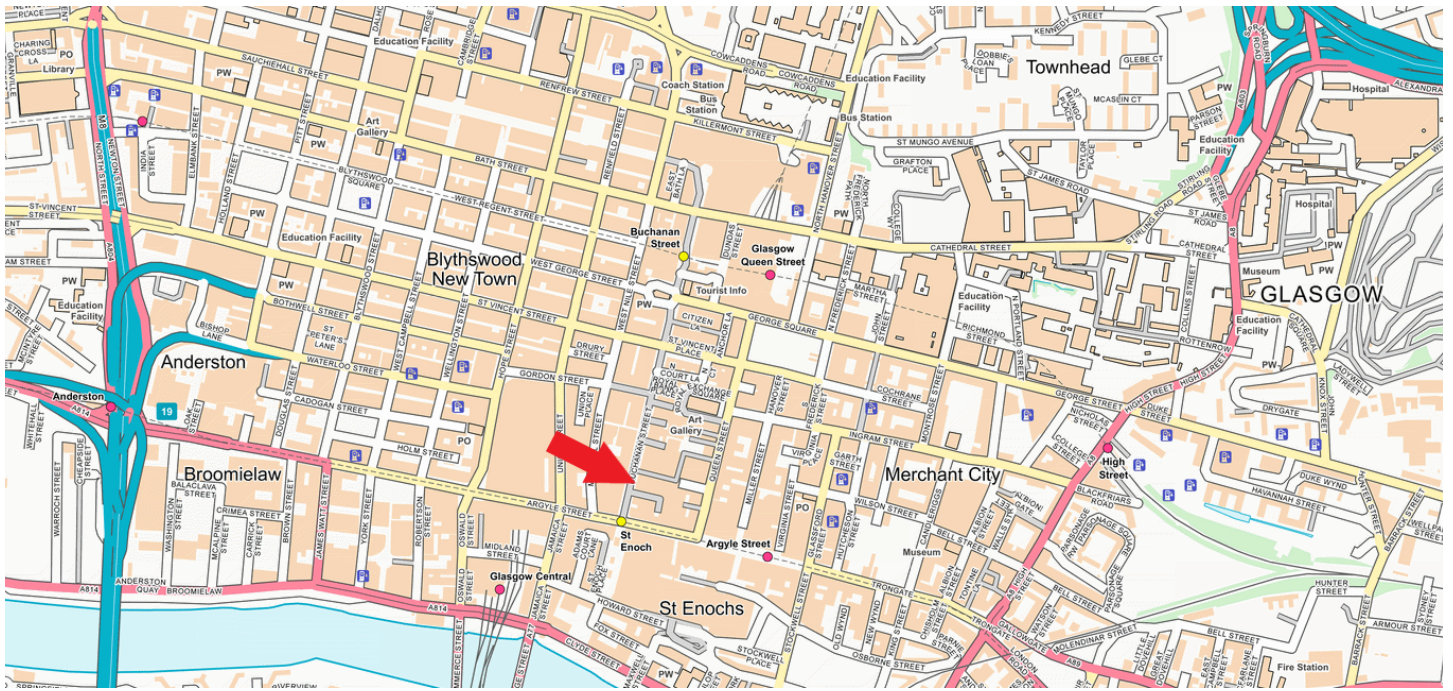
Glasgow, Suite 3/2, 34 Argyll Chambers, Buchanan Street, G2 8BD

Net Internal Area: 71.0 sq m (764 sq ft)

- Rare Opportunity to Purchase Office Suite on Buchanan Street
- City Centre Location
- Close to Public Transport Links
- Rent: Offers over £9,000 per annum
- Price: Offers over £80,000

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LOCATION

The property comprises a 3rd floor office suite located within Argyll Arcade which is a mixed retail and office development located in the heart of Glasgow City Centre. The Category B listed building is accessed from Buchanan Street which is the Glasgow's prime retail and leisure location where many leading retailers and restaurants are located. The area is well connected with Glasgow Queen Street train station, Buchanan Bus Station, Central Station and underground stations all within 5 minutes walk.

The exact location can be seen on the above plan.

DESCRIPTION

The suite comprises an open plan office area with two private offices. Communal ladies and gents toilet facilities are provided and the building benefits from lift access.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Offices 71.0 sq m (764 sq ft)

RENT

Offers over £9,000 per annum.

PRICE

Offers over £80,000 are invited for our clients heritable interest in the subjects

VAT

Any rent quoted is exclusive of VAT which may be applicable.

SERVICE CHARGE

There is a common service charge payable to the factor. This covers items such as external and common internal repairs, lift maintenance, common lighting and CCTV, buildings insurance etc. Further information is available from the sole agents.

RATING ASSESSMENT

The valuation role shows a rateable value of £7,300 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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