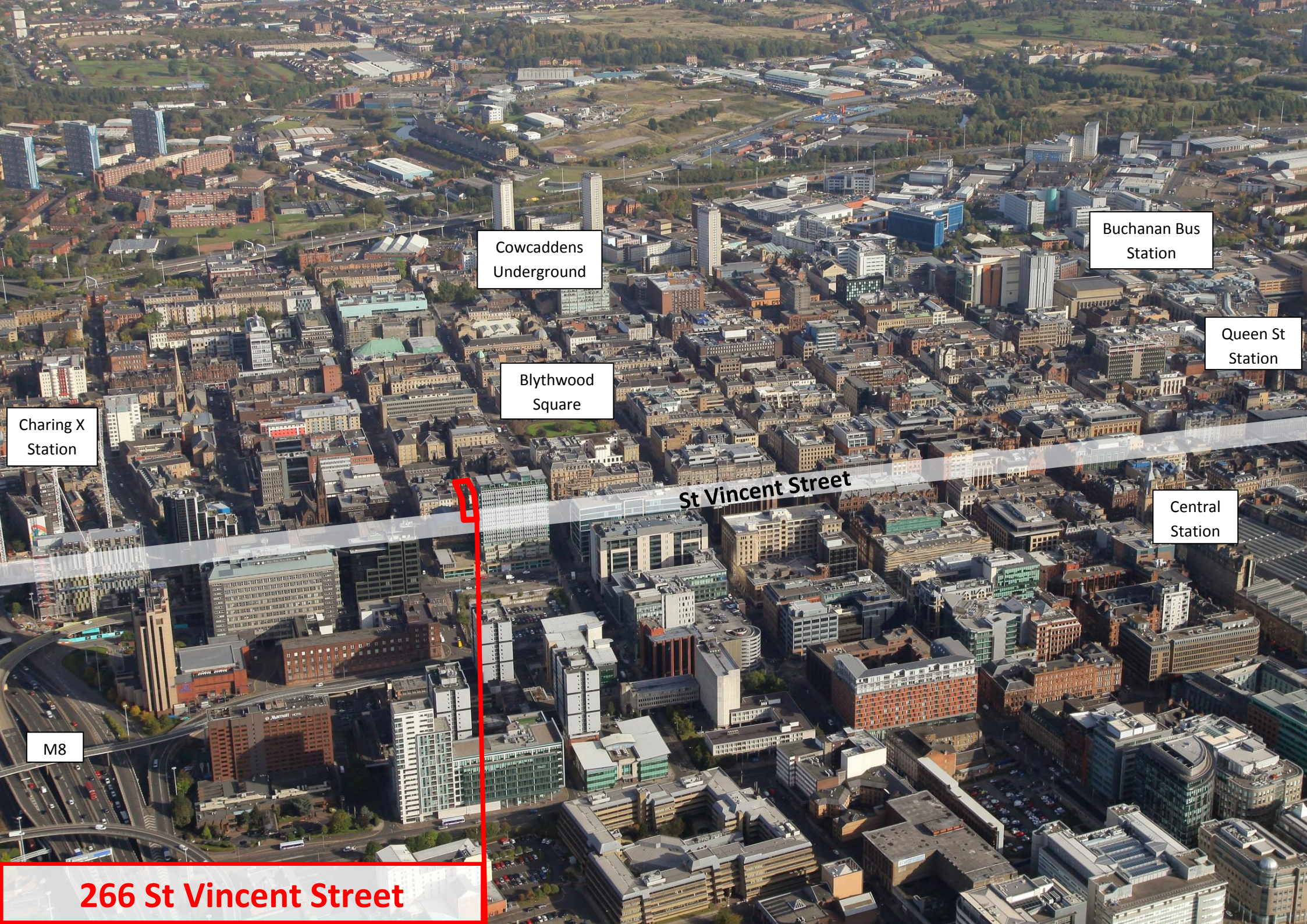


TO LET / FOR SELL

Entire Georgain Townhouse

266 St Vincent Street, Glasgow, G2 5RL





Cowcaddens
Underground

Buchanan Bus
Station

Queen St
Station

Blythwood
Square

Charing X
Station

St Vincent Street

Central
Station

M8

266 St Vincent Street

LOCATION

The property is located on the North Side of St Vincent Street between its junction with Douglas Street and Pitt Street in the heart of Glasgow's Central Business District.

The property is well placed for easy access to the M8 motorway and within a short walk of all modes of public transport.

DESCRIPTION

The property comprises an entire Category B listed, four storey mid-terrace townhouse of sandstone construction. The property provides cellular office accommodation as follows:

ACCOMMODATION

The property provides the following approximate net internal areas:

Basement	76.81 sq m	826 sq ft
Ground Floor	74.79 sq m	805 sq ft
First Floor	85.64 sq m	921 sq ft
Second Floor	92.86 sq m	999 sq ft
Total	333.10 sq m	3,585 sqft

RENTAL TERMS

The premises are available by way of a new full repairing and insuring lease of negotiable length. Offers in excess of **£37,500** per annum are invited.

FREEHOLD

Offers in excess of **£450,000** are invited for the heritable interest in the property. This reflects a low capital value of £125.52 per square foot.



RATES

We are verbally informed by the Local Authority that the current Rateable Value of the property is:-

Rateable Value	£41,250
Commercial Rate Pounding	£0.51
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the acquiring party being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

21 Blythwood Square

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