

# TO LET

## 241 St Vincent Street, Glasgow Complete Town House



Viewing/Further Information

By appointment through the sole agents,  
Griffin Webster.

Contact:

David Griffin, [david@griffinwebster.co.uk](mailto:david@griffinwebster.co.uk)  
or  
Shahzad Shaffi, [shahzad@griffinwebster.co.uk](mailto:shahzad@griffinwebster.co.uk)



CHARTERED SURVEYORS

Griffin Webster  
95 West Regent Street  
GLASGOW  
G2 2BA  
Tel: 0141 331 7546

## 241 St Vincent Street, Glasgow Complete Town House



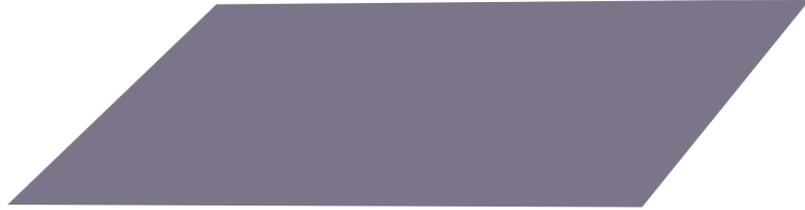
Total Floor Area : 386 sq m / 4,156 sq ft

- PRIME OFFICE LOCATION
- UP TO 8 CAR SPACES
- FULLY FURNISHED-IF REQUIRED

## FLOOR AREAS & DIMENSIONS

	Sq.m	Sq.ft
<b>First Floor</b>	<b>126.82</b>	<b>1,365</b>
Offices		
<b>Ground Floor</b>	<b>148.00</b>	<b>1,593</b>
Office and Reception		
<b>Lower Ground</b>	<b>103.33</b>	<b>1,112</b>
Offices		
<b>Basement</b>	<b>7.95</b>	<b>85</b>
Storage and Parking		
<b>TOTAL AREA</b>	<b>386.10</b>	<b>4,156</b>
Net Internal Area		

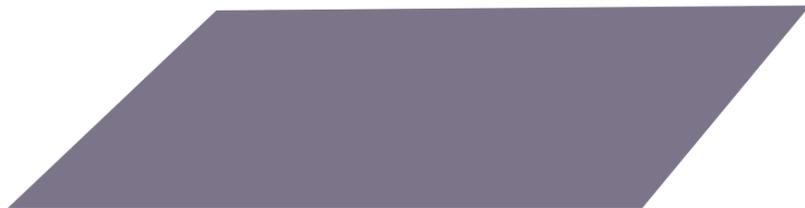
### FIRST FLOOR



### GROUND FLOOR



### LOWER GROUND FLOOR



### BASEMENT



## Location

The subjects are located towards the western side of St Vincent Street near its junction with Blythswood Street within Glasgow's established Business District.

The building is a few hundred meters from Junction 19 of the M8 motorway and is in easy walking distance of the main public transport links provided by Buchanan Bus Station, Queen Street Train Station and Glasgow Central Station. On-street parking is provided throughout the area.

## Description

The property is a mid-terraced townhouse which has been completely refurbished to the highest standard. The accommodation comprises excellent office facilities on lower ground, ground and first floors, with inexpensive archive storage in the basement where there is also parking available.

Male & female toilets are provided on both the lower ground and the first floor where a small kitchen is located in addition to the ground floor hospitality kitchen.

The property can be left fully furnished at a high standard.

## Parking

The premises have up to 8 dedicated spaces for parking, 3 of which are garaged.

## Rateable Value

The subjects are entered in the currently Valuation Roll at R.V. £58,000. Rates payable approximately £23,780 (2010-2011) subject to appeal.

## Terms

The premises are offered in whole or part on a new full repairing and insuring lease of negotiable length. Alternatively our clients may sell their heritable interest.

## VAT

The current owners did not register the building for VAT purposes therefore there will be no VAT on the purchase price or any rental paid.

