



TO LET

14 Newton Terrace | Glasgow | G3 7PJ

Ground Floor

TO LET - £1,000.00 /month

**Griffin
Webster**

PROPERTY CONSULTANTS

Location

The property fronts onto Sauchiehall Street about 100 metres west of junction 18 of the M8 motorway, and 250m from Charing Cross railway station, with multiple bus routes adjacent. The area is well served with shops, restaurants and bars.

Description

The building is a mid-terrace townhouse arranged over lower ground to second floor. The ground floor comprises 2 separate rooms capable of comfortably seating 14 people, connected by a well finished and modern kitchen tea preparation area. The offices are decorated to a modern high standard. There is fast broad band connection.

Lease term

The premises are offered on a new 5-year lease at a rent of £1000.00 + VAT per month.

Floor Area

The ground floor extends to 583 sqft (54.15 sq metres)

Rating

The subjects are entered in the current valuation roll at £7,500.00 and qualify for 100% Small Business Rates Relief

Car Parking

There are two private car parking spaces available at £100.00 per month per space.

EPC Rating

Available upon request.

Entry

By arrangement.

Further details and viewing

Contact Greg Dykes on 07447 983400 or email greg@griffinwebster.co.uk

Virtual Tour

<https://my.matterport.com/show/?m=iImqZvvbeGj>

Video

<https://youtu.be/lvLRnGDaBe0>

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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