

**FOR SALE
TO LET**



95 West Regent Street | Glasgow | G2 2BA

PRIME OFFICE - To Let / For Sale
179 sq m / 1926 sq ft

**Griffin
Webster**
PROPERTY CONSULTANTS

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Location

South side of West Regent Street between Hope Street and Wellington Street, therefore short walk to both Central and Queen Street Rail station, Underground station and all city centre shops. Lots of on street and multi story car parking.

Description

First floor self-contained office suite within traditional townhouse. Has been completely open plan but currently provides two directors rooms, two larger offices, open plan offices and very attractive boardroom. There are recently refurbished male and female toilets, small kitchen and cleaner's cupboard.

Car Parking

One, possibly two, basement garage spaces can be made available.

Floor Area

The net area is 179 sq m; 1926 sq ft.

Rating

The Assessment is currently split to show various subtenants, and as such the likely full assessment is RV £35,000, rates payable approximately £17,750. Parking is assessed at RV £1,650, pay £825.

Terms

The premises can be offered on a traditional full repairing and insuring lease for a period of 5 years or more at a rental of £30,000 pa Plus vat. Alternatively Offers invited for the heritable interest, excluding VAT, in the region of £300,000.

Entry

By arrangement.

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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