

Lot 37

£60,000 Per Annum
Exclusive (1)

The Caledonian Suite, 70 West Regent Street, Glasgow, G2 2QZ

Heritable Serviced Office Investment



Key Details

- City Centre Office Investment in Glasgow city centre
- Close to Glasgow Central and Queen Street Station
- Flexible office space at basement level
- C listed building

Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Central Station
Glasgow Queens Street Station
Air: Glasgow International Airport (9 miles west)

Situation

Glasgow is the largest city in Scotland with a population of approximately 1.2 million. The property is situated on the north side of West Regent Street, midway between Hope Street and Renfield Street. The immediate area contains a mix of office and leisure uses.

Description

The property comprises lower ground floor office accommodation which has been divided to provide flexible office space. Functioning as a successful serviced office, the property forms part of an attractive larger period building.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six week completion is available

Viewings

Please contact Mhairi Archibald (+44 (0)771 8899341)

Energy Performance Certificate

Band C See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Lower Ground Floor	Office	516.53 sq m (5,560 sq ft)	Various licencees (1)
TOTAL		516.53 sq m (5,560 sq ft)	

(1) The property is occupied by various licencees on various bases. The gross income for the last 12 months was in the region of £60,000. Further detail can be requested.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: GSB
Ian Philp
+44 (0)1875 447030
lphilp@gsbsolicitors.co.uk