

FOR SALE

959 SAUCHIEHALL
• STREET •
GLASGOW • G2 6AE

OFFICES WITH RESIDENTIAL CONVERSION POTENTIAL

- ◇ Ground and lower ground office available to purchase in attractive townhouse.
- ◇ Accommodation over two floors with 2 rear private parking spaces.
- ◇ Net Internal Area of approx: 152.64 sq.m (1,643 sq.ft.)
- ◇ Kelvingrove Park, Charing Cross and all local amenities within short walking distance.
- ◇ Excellent transport connections with Charing Cross Station and M8 Motorway nearby.
- ◇ **OFFERS OVER £270,000 ARE INVITED.**

DM HALL



LOCATION

The property is located on the south side of Sauchiehall Street between its junctions with Gray Street and Derby Street, within the Kelvingrove/Park area of Glasgow approximately 1.5 miles to the west of Glasgow City Centre.

The surrounding area provides a mix of both residential and commercial properties with the latter including a number of established hotels and licensed restaurants such as Smiths Hotel, The Argyll Hotel, Devoncove Hotel and The Snaffle Bit. The thriving Finnieston area with its wide variety of bars, restaurants and retail amenities is a short walk to the south.

The property is conveniently located for access to the M8 Motorway (Charing Cross), Charing Cross Railway Station within a short walk and regular bus services along Sauchiehall Street and to Glasgow City Centre.

DESCRIPTION

The property is a Category B Listed mid-terrace townhouse within the Park Conservation Area and it has accommodation over ground and lower ground floors. The lower ground floor can be independently accessed via a front lightwell.

The ground floor comprises of an entrance hallway, 4 office rooms and toilet facilities. The lower ground floor comprises of a boardroom, an office/storage room and staff kitchen/dining facilities.

There are two private car parking spaces located to the rear of the property off Derby Terrace Lane.

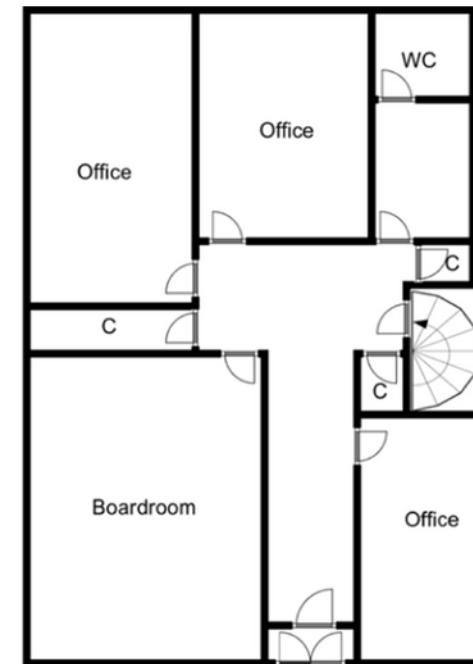
The property is decorated/presented to a good standard throughout and retains some attractive architectural features.



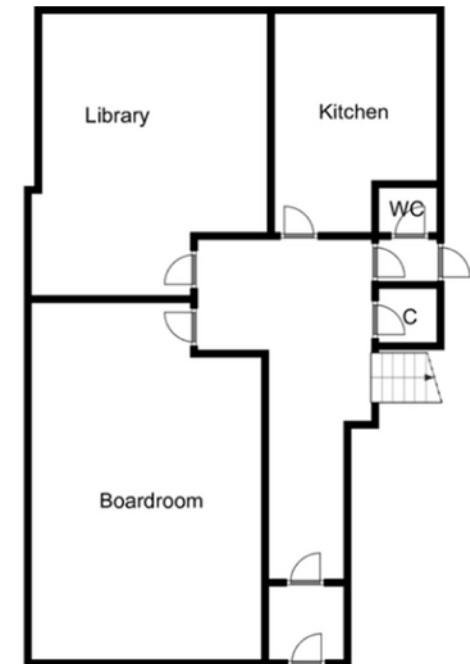
FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a Net Internal basis and is as follows:

Ground Floor	87.29 sq.m.	(940 sq.ft.)
Lower Ground Floor	65.35 sq.m.	(703 sq.ft.)
TOTAL	152.64 sq.m.	(1,643 sq.ft.)



GROUND FLOOR



LOWER GROUND FLOOR

SALE TERMS

Our clients are seeking offers over £270,000 for the sale of their freehold interest.

PLANNING

The property is currently occupied as offices however, there may be potential for residential conversion, subject to planning consent. Parties should make their own detailed inquiries in this respect to Glasgow City Council, Planning Department. Tel — 0141 287 8555 or Email — planningenquiry@glasgow.gov.uk.



ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is B-18.

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have the following Rateable Values:

Ground Floor - £8,000

Lower Ground Floor - £4,800

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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