

DM HALL

For Sale

Office

155 Bath Street
Glasgow
G2 4SQ



278.38 sq m
(2,996 sq ft)

Property Details

- Attractive townhouse office in prominent City Centre location.
- Close proximity to City Centre amenities.
- Net Internal Area of 278.38 sq.m. (2,996 sq.ft).
- Offers over £450,000 are invited.

LOCATION

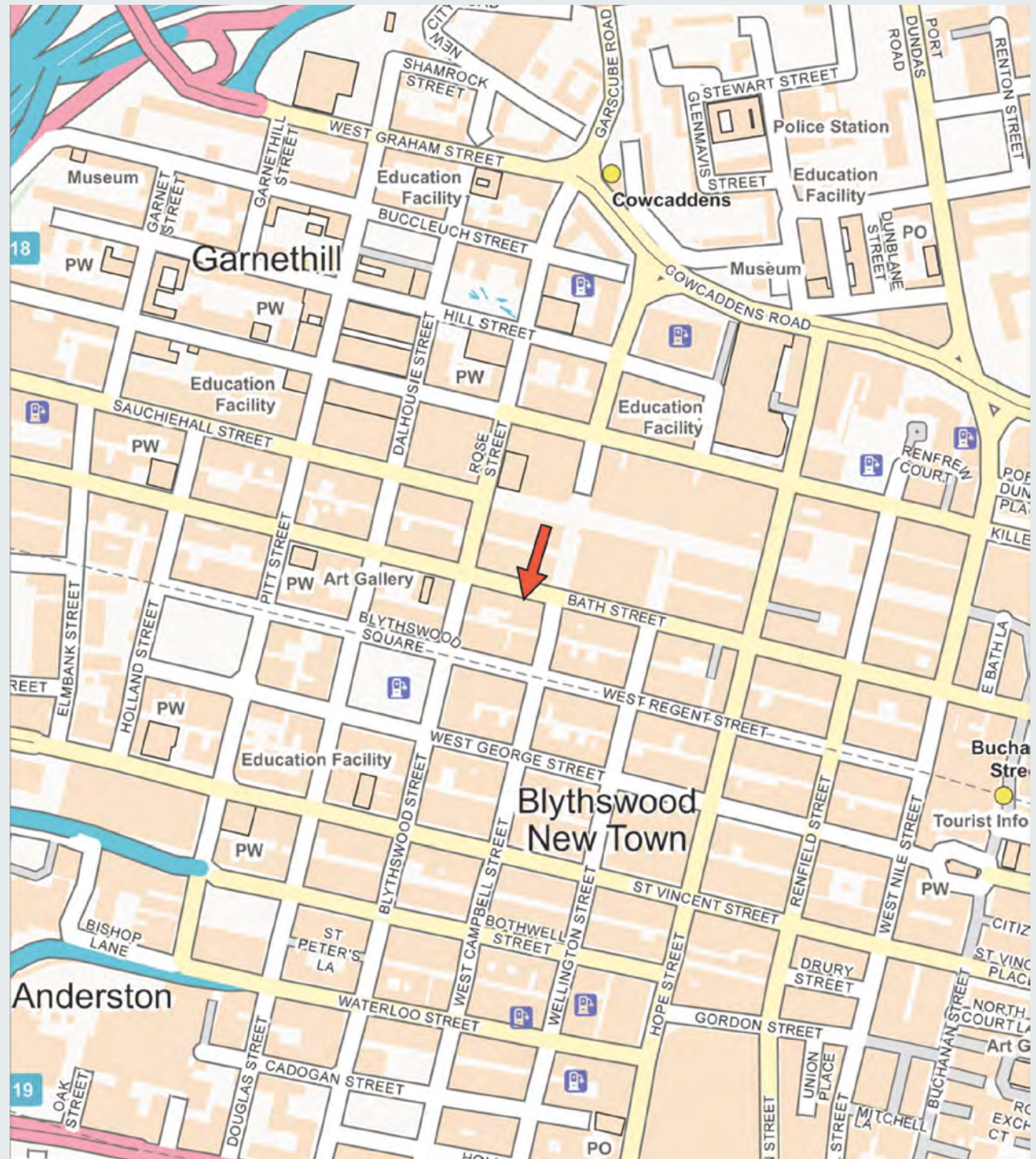
The property is located on the east side of Bath Street in a prime position in Glasgow City Centre, within the central business district.

The subjects benefit from excellent transport links with Queen Street, Central Railway Station and Buchanan Bus Station all within close proximity.

The surrounding area is mixed in nature with predominantly retail and leisure occupying the lower levels, and office premises above.

Glasgow's main retail thoroughfares Buchanan Street and St Enoch Centre are within a short distance.

The approximate location is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects are within a traditional 4-storey townhouse of brick construction, surmounted by a pitched roof.

The premises comprise the ground, first and second floor containing large office suites.

Private toilet and kitchen facilities are located on the ground and third floor.

Access is from the ground floor via a secured keypad-controlled door protected by storm doors.

ACCOMMODATION

According to our calculations, the subjects have a total Net Internal Area of 278.38 sq.m (2,996 sq.ft.) approximately.

Floor	sq m	sq ft
Ground	100.29	1,080
First	93.01	1,001
Second	85.08	916
Total	278.38	2,996

RATES

Rateable Value - £30,000.

Please note that a new occupier has the right to appeal the current assessment.

SALE TERMS

Offers over £450,000 are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.



Property Details

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS

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