# **Ryden**.co.uk 0141 204 3838

130 St Vincent Street, Glasgow, G2 5HF Tel: 0141 204 3838 Fax: 0141 204 3554

# For Sale



280 St Vincent Street Glasgow G2 5RL

Self Contained Third Floor Office Accommodation

3,333 sq ft (309.64 sq m)

4 car parking spaces

Viewing strictly by appointment with sole selling agents.

Ryden 130 St Vincent Street GLASGOW G2 5HF

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#### LOCATION

280 St Vincent Street is located in a central location in the heart of Glasgow's CBD at the junction of St Vincent Street and Pitt Street.

The property is located within a 10 minute walk of Queen Street/Central Stations and less than 2 minutes drive from the M8.

#### **DESCRIPTION/SPECIFICATION**

The available suite comprises the top floor of 280 St Vincent Street in an imposing corner townhouse.

The ground floor is accessed via a secure door entry system from where a lift provides access to all upper floors.

The subjects presently comprise a front and rear suite which could be easily combined into a single suite. It also benefits from an existing quality fit-out.

The accommodation provides the following specification:

- Open plan layout
- Suspended ceiling incorporating recessed lighting
- Perimeter central heating
- Perimeter trunking
- Double glazing
- Dedicated male and female toilets
- Dedicated kitchenette



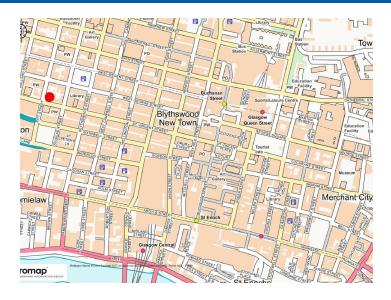
## **ACCOMMODATION**

The subjects provide a net internal floor area of 3,333 sq ft (309.64 sq m).

4 car parking spaces are available beneath the property in a secure garage.

### PRICE

Offers in the order of £500,000 plus VAT are sought for our client's outright ownership interest in the subjects. This includes the benefit of the four car parking spaces.



#### **RATEABLE VALUE**

The Rateable Value will require to be re-assessed upon single occupation but is estimated at £56,000 inclusive of the car parking.

#### **ENERGY PERFORMANCE**

The property has an Energy Performance Rating of E.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.

#### **VALUE ADDED TAX**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

# **VIEWING / FURTHER INFORMATION**

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