

For Sale / May Let Office

196 Bath Street, Glasgow G2 4HG



- Self contained Townhouse
- Potential for sub-division
- Excellent natural light
- Close to amenities

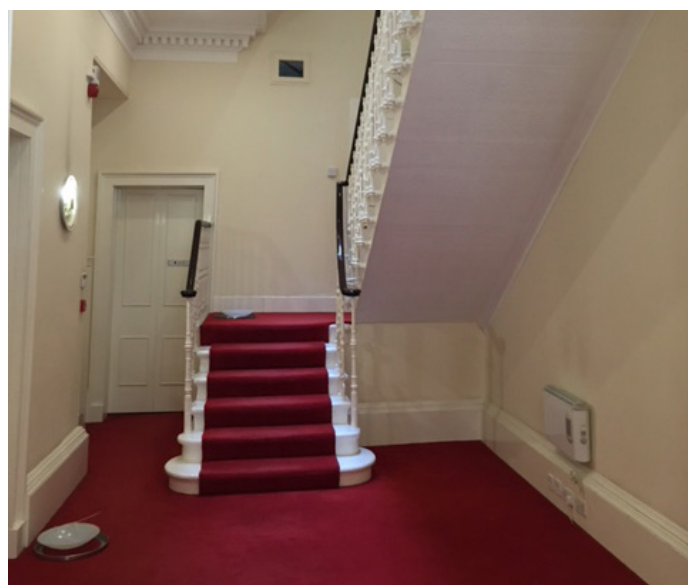
Approx 3,315 sq ft / 308 sq m

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Location

196 Bath Street occupies a south facing mid terrace location on the north side of Bath Street between Douglas Street and Rose Street. Moskito, a high quality bar/restaurant, occupies the lower ground floor and neighbouring occupiers included Speirs Gumley, Dental Lounge, Love and Humphries and Studio Unique. Sauchiehall Street is one street away and together with Bath Street offer a range of retail, restaurant and leisure facilities ideal for staff at lunchtime or after hours.

Glasgow City Centre Strategy

Sauchiehall Street is in focus for a transformation under the city deal between now and 2023. This should positively impact on Bath Street. For more information please see www.sauchiehall.net

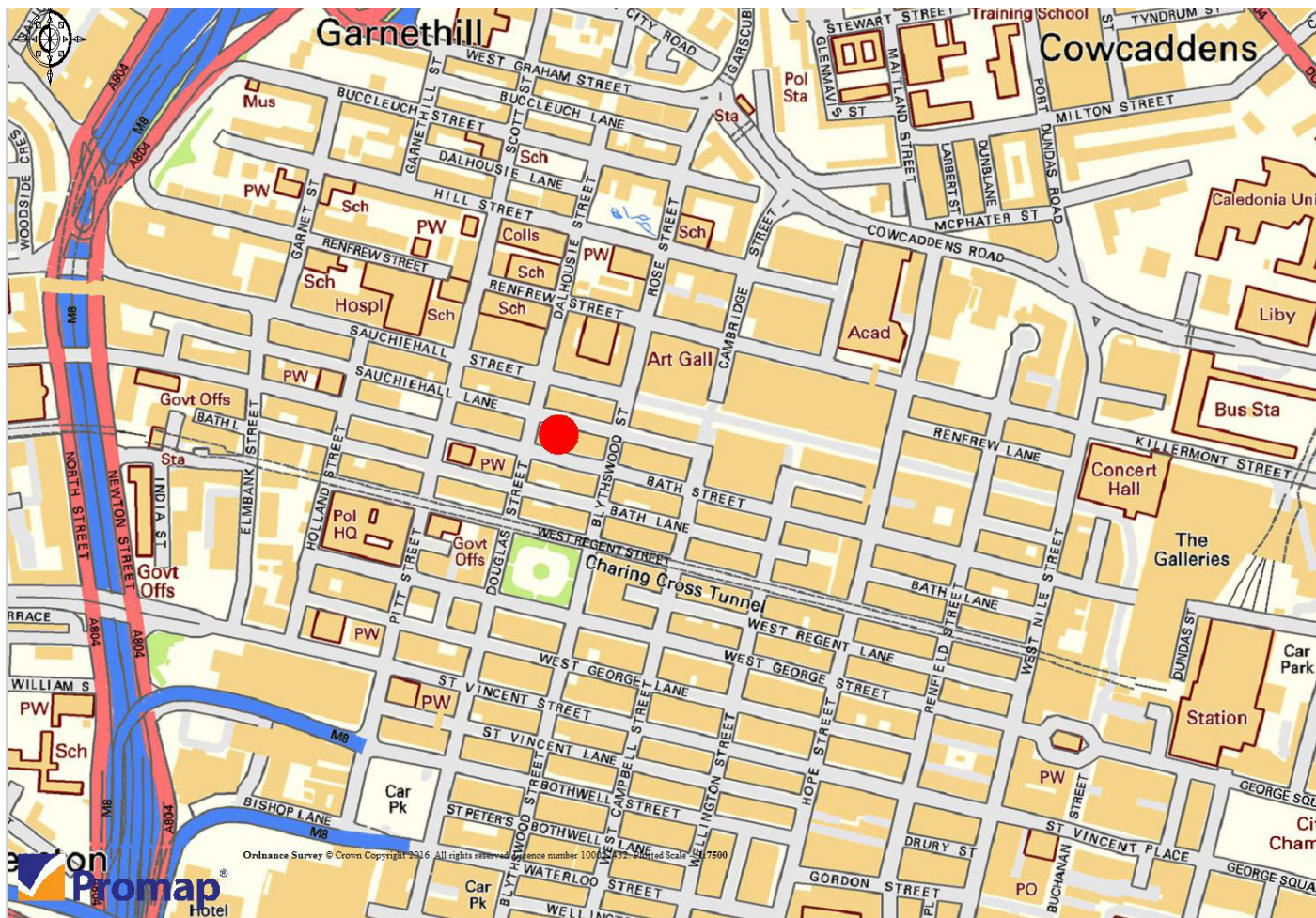
Approx Travel Times:

■ Q Park, Sauchiehall/Bath Street	02 min walk
■ Charing Cross Train Station	07 min walk
■ Buchanan Bus Station	10 min walk
■ Central Train Station	10 min walk
■ Queen Street Train Station	11 min walk
■ Sauchiehall Street	02 min walk
■ Buchanan Galleries	08 min walk
■ M8 Motorway Eastbound	03 min drive
■ M8 Motorway Westbound	05 min drive

Description

196 Bath Street is a traditional mid terraced blonde sandstone townhouse extending over ground, first and second floors. Large south facing windows and a high floor to ceiling height make for an attractive, bright working environment.

- Single glazed sash and case windows
- Electric Storage Heaters
- High Floor to ceiling height
- Toilets on ground and 2nd floors
- Kitchen on ground and 2nd floors
- Carpeted throughout
- Excellent natural light
- Feature part timber lined traditional board room with vaulted ceiling
- Mixture of spot and dropped strip lighting
- Perimeter trunking
- Slate roof



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Accommodation

The property extends over ground, first and second floors. There is the potential to split the space and sell or let in part.

Floor Areas

	Sq m	Sq ft
Ground Floor	118	1,270
First Floor	103	1,109
Second floor	87	936
Total	308	3,315

Rateable Value

■ NAV / RV - £31,000

Viewing & Further Information

Please contact the sole selling agent for viewings and further information.

David Cobban

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Energy Performance

■ EPC Rating = TBC

Price

Offers of £500,000 exc. are sought for the premises as a whole.

Legal Costs

Each party will be responsible for their own legal costs incurred with a purchase or letting including LBTT, recording dues and VAT applicable.

Jacqui Morton

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Important Notice

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