

**Ryden.co.uk**  
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**For Sale**



**7 Sandyford Place  
Glasgow, G3 7NB**

**Ground and Lower Ground Floors  
Office Accommodation**

**2,079 sq ft (193.10 sq m)**

**2 car parking spaces**

- **Rare Opportunity to Purchase**
- **Potential Residential Conversion**

Viewing strictly by appointment with sole selling agents.

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## LOCATION

The subjects are located on Sandyford Place which is accessed off Sauchiehall Street in Glasgow's West End.

The building is located within a 10 minute walk from Anderston/Charing Cross/Exhibition Stations which link directly to Central and Queen Street. It is less than two minutes drive from the M8. A wide range of amenities including retail, hotel and leisure are within minutes of the property.

## DESCRIPTION/SPECIFICATION

The available suite comprises the self contained ground and lower ground floors of 7 Sandyford Place providing dedicated access from Sandyford Place into the subjects.

The basement is connected internally with a secondary access from the rear car park.

The accommodation provides a variety of cellular offices with ancillary toilets and storage.

The accommodation provides the following specification:

- Ornate plaster ceilings
- Suspended fluorescent lighting
- New boiler/gas central heating
- Kitchen facility

## ACCOMMODATION

The subjects provide a net internal floor area as follows:

Ground Floor	-	1,241 sq ft	(115.29 sq m)
Lower Ground Floor	-	746 sq ft	( 69.31 sq m)
Storage	-	91 sq ft	( 8.45 sq m)
<b>Total</b>	-	<b>2,079 sq ft</b>	<b>(193.10 sq m)</b>

In the rear car park there is an informal right to use two car parking spaces.

We are advised that there may be no exclusive title to a small part of the basement, formerly the bin store.

## SALE PRICE

Offers over £260,000 are invited for our client's feuhold interest. No VAT will be applicable to the sale price.

## RATEABLE VALUE

The Rateable Value for the ground and lower ground floors will need to be re-assessed for single occupation but is estimated at £22,800.

## ENERGY PERFORMANCE

The property has an Energy Performance Rating of E.



## CONVERSION OPPORTUNITY

The subjects are presently used as office accommodation, however, may be suitable for residential conversion.

Interested parties should make their enquiries via the Local Authority. Offers conditional upon obtaining Planning Permission will not be accepted.

## 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

VAT is not applicable to the sales prices.

## VIEWING / FURTHER INFORMATION

[Ryden](#)  
[130 St Vincent Street](#)  
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