

PRICE REDUCTION



For Sale

Third Floor Office

**Third Floor, Bristol & West House
82 Union Street,
Glasgow, G1 3QS**

- Third floor office space in busy Glasgow City Centre location.
- Secured entry.
- Excellent transport links close to Glasgow Central Station and St Enoch Subway Station.
- Total floor area — 214.05 sq.m. (2,304 sq.ft.) approx.
- No VAT payable.
- OFFERS OVER £145,000 ARE INVITED.

**214.05 sq m
(2,304 sq ft)**

Property Details

LOCATION

The property is located on the east side of Union Street, between its junctions with Gordon Street and Argyle Street, within Glasgow's central business district.

Union street forms one of the main bus routes to the south of the city centre. Glasgow Central Station is located across the road and Buchanan Street and St Enoch underground station are within a short walk.

The surrounding area provides a mix of commercial occupiers including a wide variety of bars, restaurants and retail amenities all within a short walking distance.

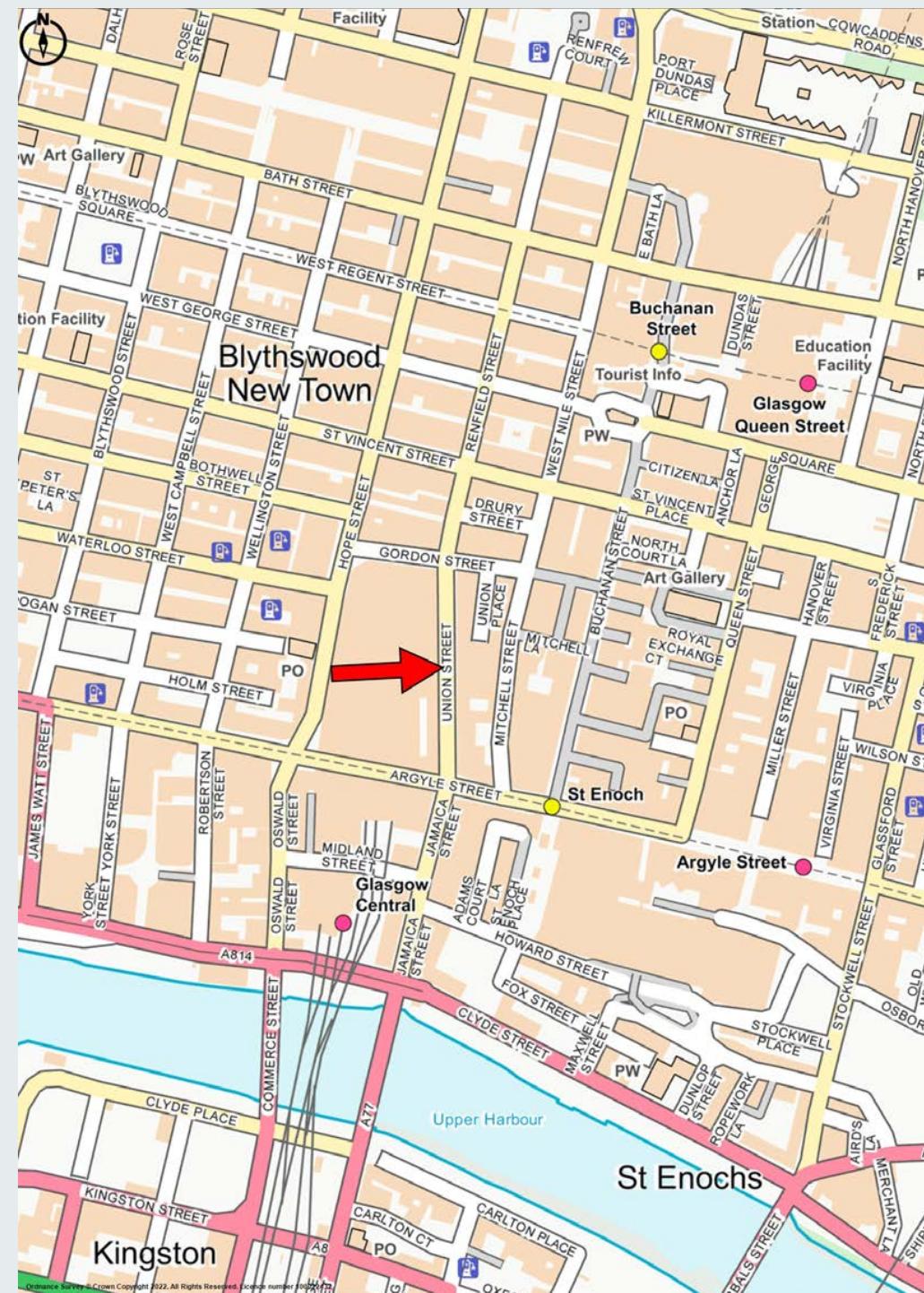
DESCRIPTION

The property comprise a third floor office within a 5-storey refurbished Victorian office building.

Internal access is granted through a secure communal door at ground level with lift and stair facilities to upper floors.

Internally, the property provides compartmentalised offices with boardrooms, storage and staff kitchen facilities to both the front and rear. Toilet facilities are located off the landing.

The property has excellent natural daylight with windows located to the front, side and rear of the property.



Property Details

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:

Floor	sq m	sq ft
Third	214.05	2,304

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

SALE TERMS

Offers over £145,000 invited for the heritable interest.

NON-DOMESTIC RATES

Rateable Value - £8,100

LEGAL COSTS

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

VAT

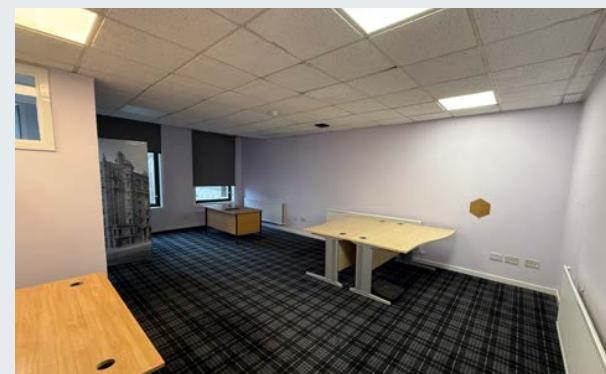
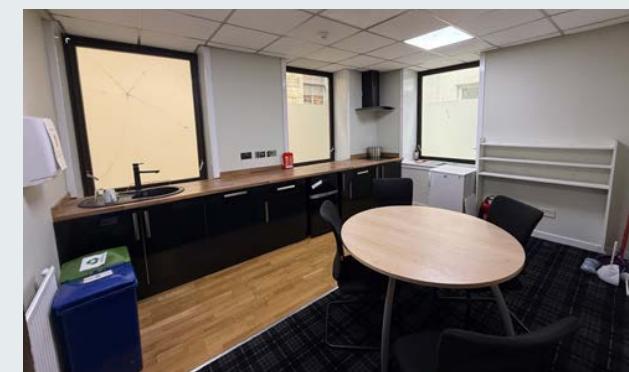
No VAT payable.

VIEWING ARRANGEMENTS

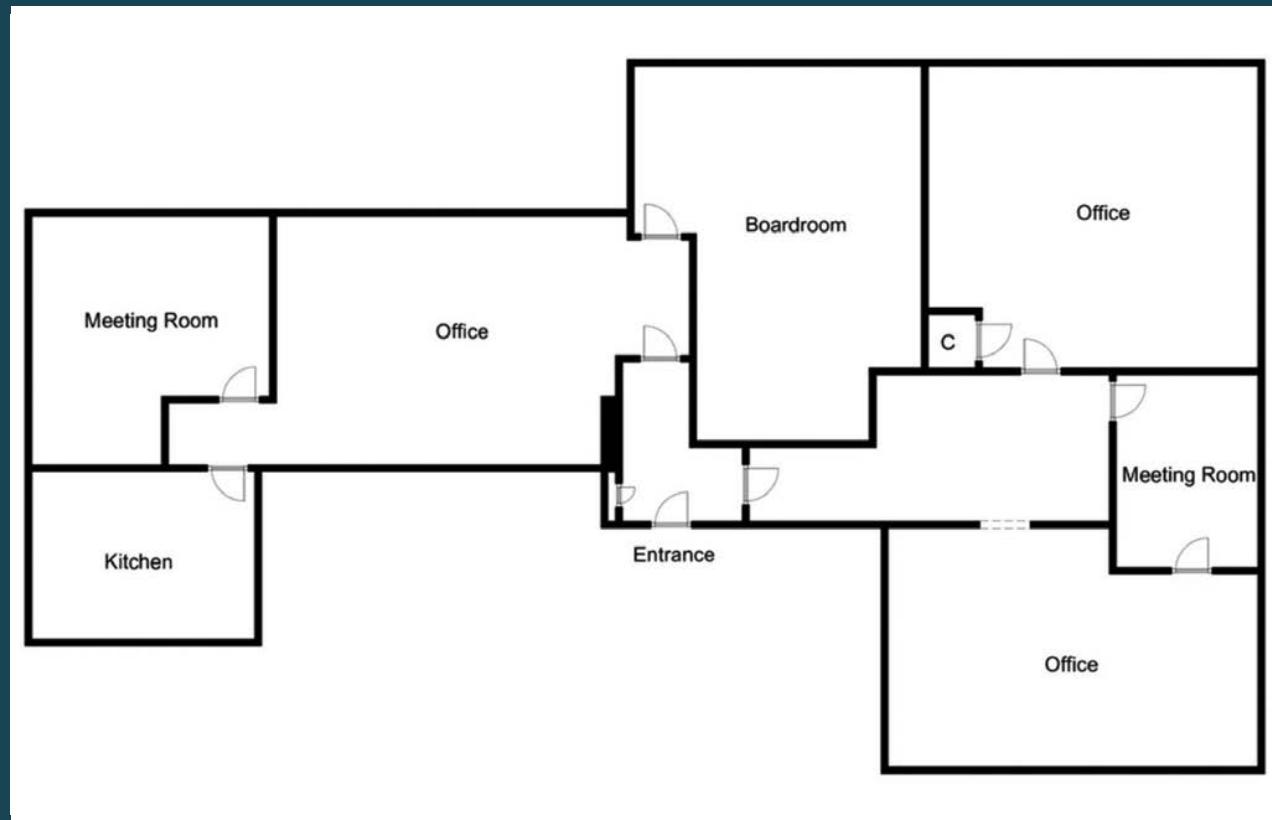
Strictly by contacting the sole selling agents.

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.



Property Details



Make an enquiry

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