

MC²

6 Rose Street / 250 Sauchiehall Street

Glasgow G3 6RB



Office Investment

Type	For Sale
Size	15,550 sq ft
Price	Offers over £1,950,000

mc2-offices.com

0141 266 0717

Investment Summary

A rare opportunity to acquire a well-let office investment in the heart of Glasgow city centre, offering secure income together with attractive rental growth and longer-term alternative use potential (subject to planning)

- £217,500 per annum passing income, providing an attractive and secure income stream with significant potential for rental growth towards ERV.
- Category B Listed Building, offering a unique opportunity in a prominent city-centre location.
- Bustling part of Sauchiehall Street benefiting from excellent access to Glasgow's established retail, leisure and other market leading offices such as MagWrX and McLellan Works.
- Offers over £1,950,000 invited, reflecting an attractive capital value of approximately £125 per sq ft.
- Potential future alternative use (residential / hotel / aparthotel) subject to planning.



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Location

Located at the junction of Rose Street and Sauchiehall Street, the area boasts a vibrant atmosphere with numerous cafés, restaurants, and shops within walking distance. This immediate part of Sauchiehall Street has benefitted from significant public realm works with widened pavements, trees and cycle lanes adding to the welcoming environment.

Excellent transport links are available, with Charing Cross Station, Cowcaddens Subway and Queen Street Station all within easy walking distance as is Blythswood Square and the core central business district.



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Description

- Prominent corner position
- Attractive three-storey office building with a distinctive architectural character. (NB Ground Floor retail in separate ownership and not part of the sale)
- Prominent principal entrance at 6 Rose Street, immediately adjacent to the Glasgow Film Theatre (GFT), with a secondary entrance accessed from Sauchiehall Street
- Excellent natural light throughout the office accommodation, benefiting from the building's prominent corner position, with additional glazing to the eastern elevation
- Significantly refurbished in 2023, including works to the roof, elevations, stairwell and first-floor office accommodation
- Distinctive architectural features, including a unique cupola at first-floor level
- 24-hour access, providing occupiers with flexibility and convenience



Rating

On the Assessors website there are two entries as follows:

6 Rose Street Rateable Value (only for 2nd and 3rd Floors) is £75,500.
250 Sauchiehall Street Rateable Value (1st Floor) is £63,500.

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Accommodation

The entire space is currently let to Glasgow School of Art at a passing rent of £217,500 per annum and expiring on 8th August 2029. (Note there is a current period of half rent for a tenant incentive for lease extension).

Floor	Size	
3rd	4,159 sq ft	386.38 sq m
2nd	4,580 sq ft	425.50 sq m
1st	6,811 sq ft	632.76 sq m
Total	15,550 sq ft	1,444.64 sq m



Tenure

Heritable interest (Scottish equivalent of English Freehold).



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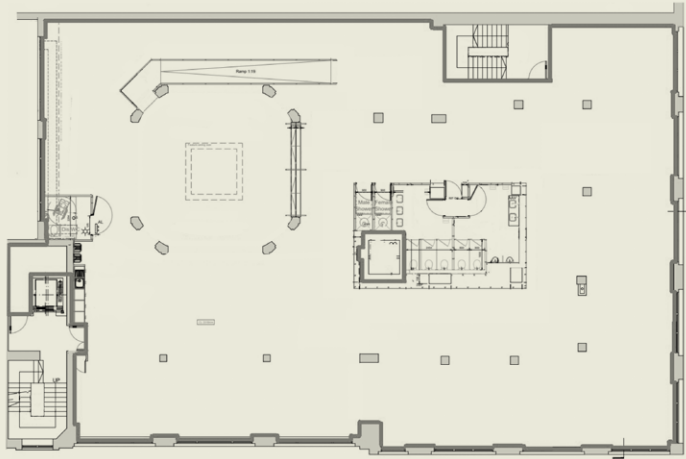
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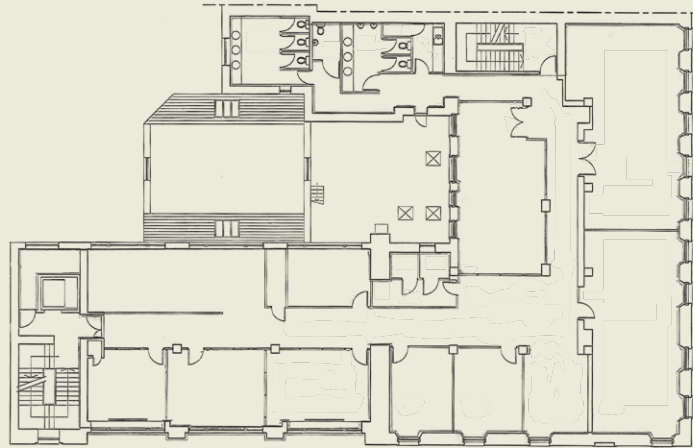
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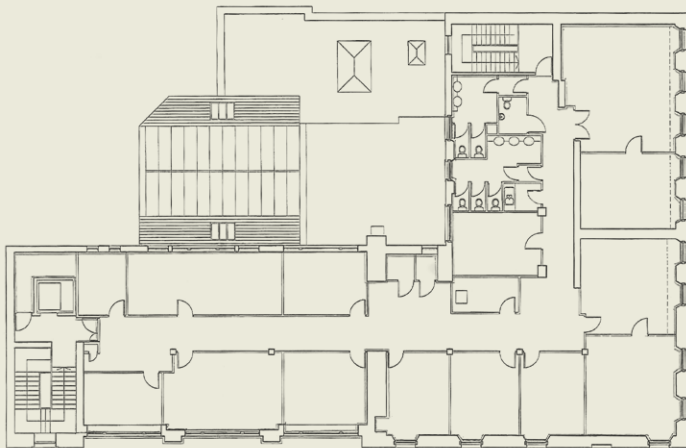
Floor Plans (indicative only)



1ST FLOOR



2ND FLOOR



3RD FLOOR

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Proposal

We are instructed to seek offers in excess of £1,950,000 exclusive of VAT for the Heritable interest. A purchase at this level equates to an attractive capital value rate of £125 per sq ft.

Information Available

- EPC
- Tenancy information
- Lease documents
- Floor plans
- Service Charge information

VAT

VAT will be payable on the purchase price.

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, MC2 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.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.



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Colin Mackenzie

Founder

colin@mc2-offices.com

+44 (0)7912 805 890

Andy Cunningham

Founder

andy@mc2-offices.com

+44 (0)7793 808 490

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