



- Well located office premises within popular Merchant City.
- Attractive frontage facing private courtyard area.
- Excellent public transport links available.
- Total Net Internal Area of 132.29 sq.m. (1,425 sq.ft.) approx.
- OFFERS OVER £20,000 PER ANNUM ARE INVITED.

**132.29 sq.m.**  
**(1,425 sq.ft.)**



## LOCATION

The subjects are within the attractive Italian Centre located on the north side of Ingram Street, adjacent to the junction on John Street within Glasgow City Centre.

Ingram Street is an established retail section in Merchant City. The surrounding area is mixed in nature, providing a high-end retail thoroughfare, restaurants and bars.

Buchanan Street is located within a short walk, providing access to various public transport routes from Buchanan Subway, Queen Street and Glasgow Central Stations.

Nearby occupiers in the area include Singl-end, Cruise, Committee Room No.9, END, The Corinthian Club and Kershkicks.

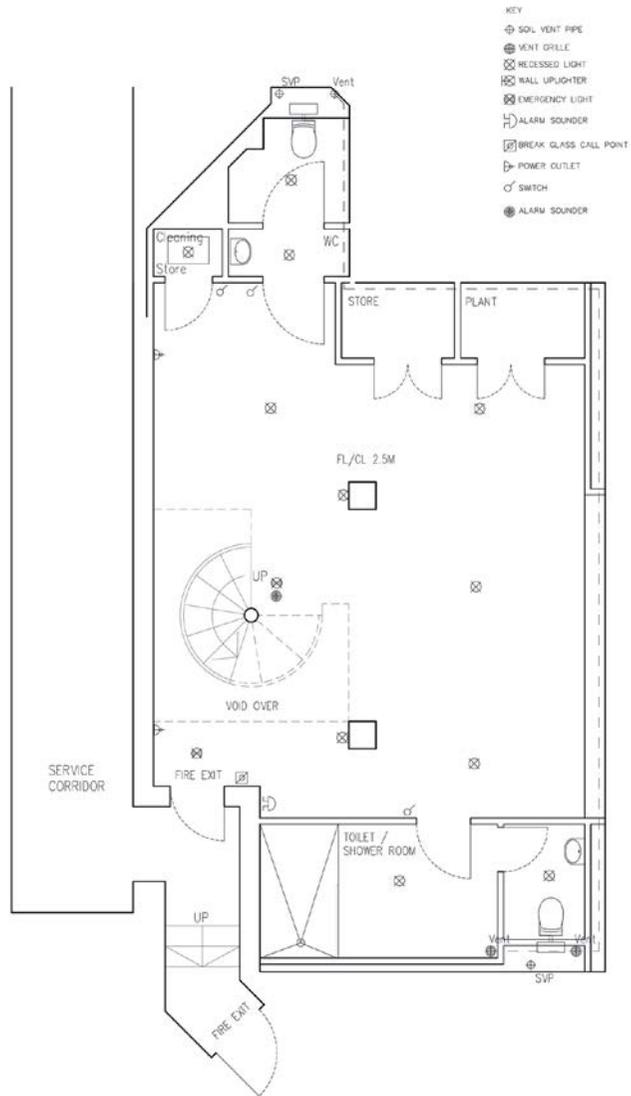
## DESCRIPTION

The subjects are located over ground and lower ground floor within a 3-storey traditional sandstone building.

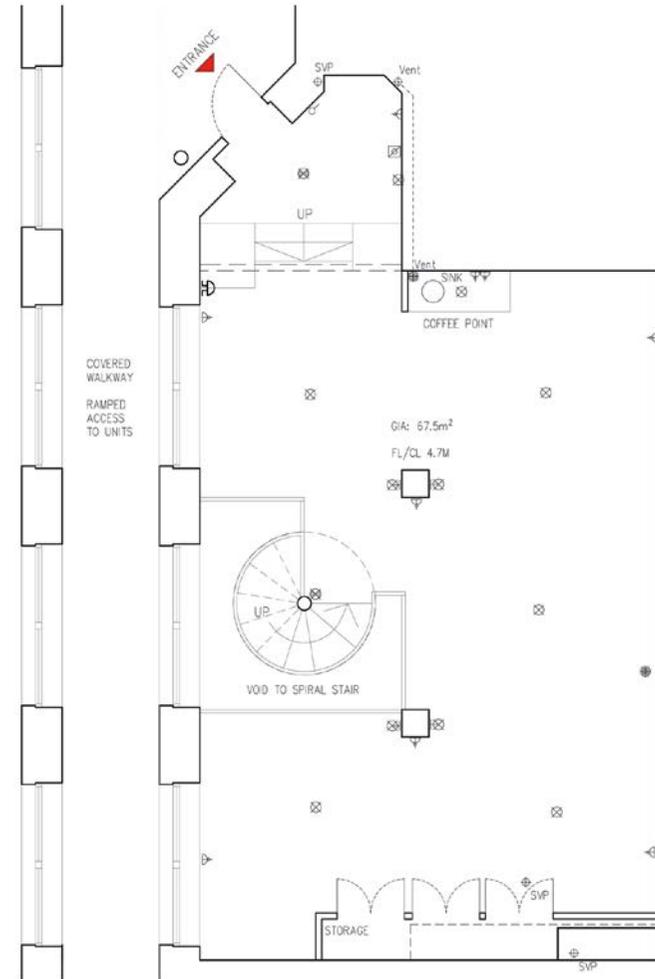
Internally, the property comprises an open plan office at ground level, with a circular staircase located in the centre of the room which connects to the lower ground floor. The lower ground is open plan with a kitchenette. There is a shower cubical and toilet facilities located off the office.

The unit benefits from excellent window display and natural lighting.

## INDICATIVE FLOOR PLANS



BASEMENT LEVEL LAYOUT



GROUND FLOOR LEVEL LAYOUT

## ACCOMODATION & FLOOR AREAS

Floor	sq m	sq ft
Ground	73.90	796
Lower Ground	58.39	629
<b>Total</b>	<b>132.29</b>	<b>1,425</b>

## LEASE TERMS

The property is available on Full Repairing and Insuring terms for a period of not less than 5 years.

Whilst it is our clients preference to lease the premises, they may consider selling.

## EPC

EPC Rating — B18.

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

## NON-DOMESTIC RATES

Rateable Value - £23,750. Please note the new occupier has the right to appeal this assessment.

## SERVICE CHARGE

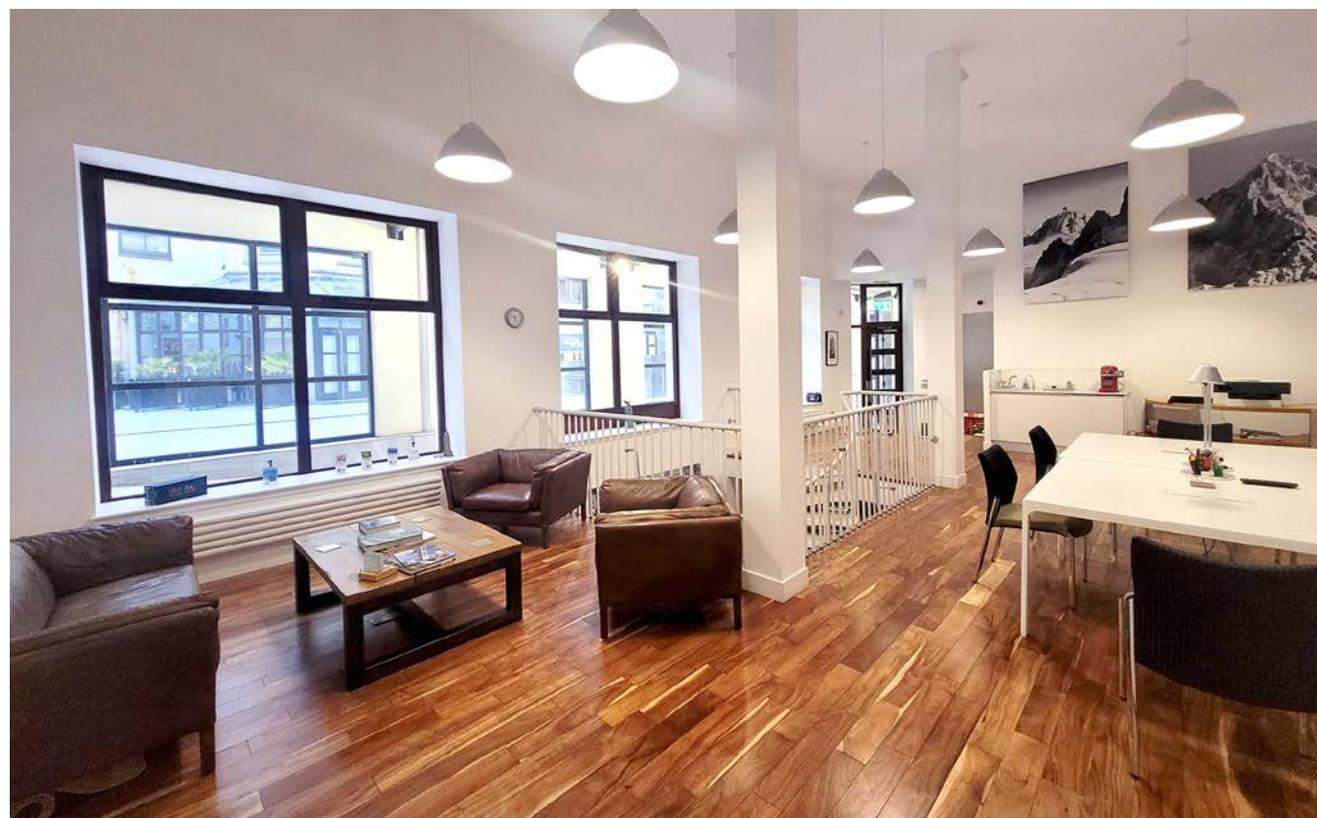
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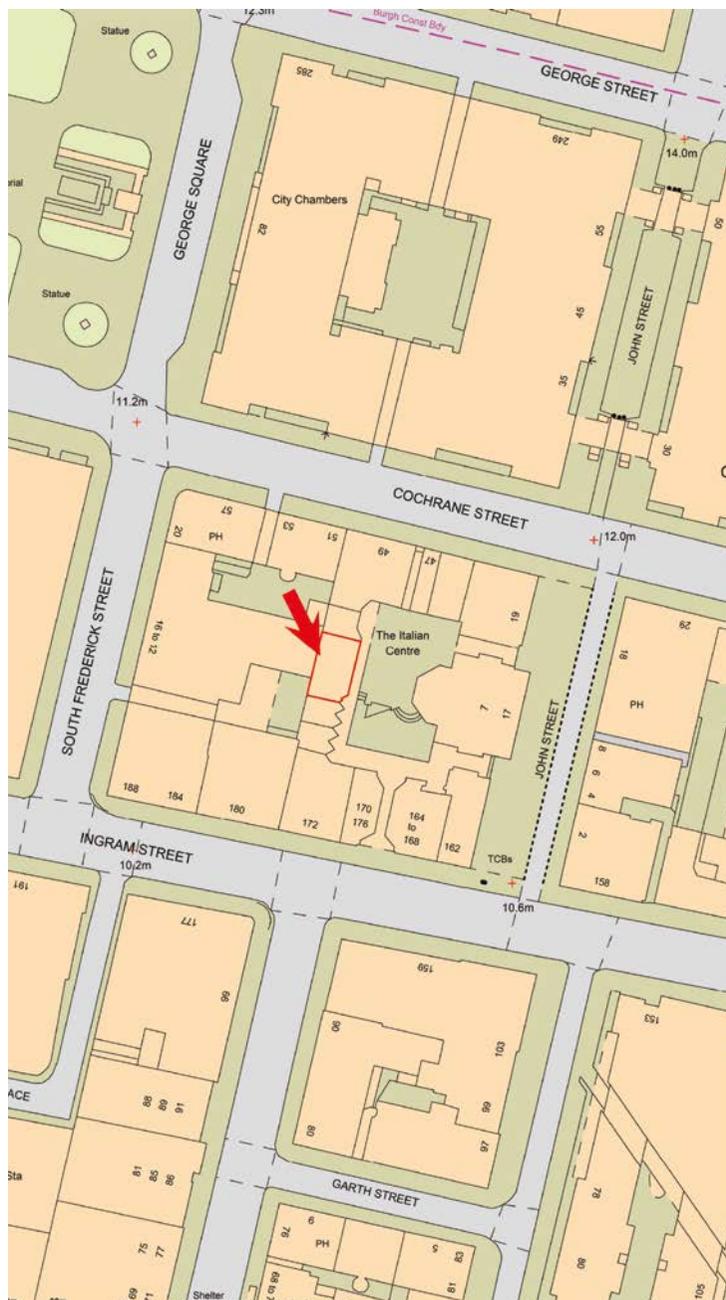
## LEGAL COSTS

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

## VAT

All prices quoted are exclusive of VAT, where applicable.





## ENTRY

By agreement.

## ANTI MONDEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents/letting agents:

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PROPERTY REF: WSASPEC

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