

# DM HALL

For Sale/  
May Let

City Centre  
Office Premises



1st Floor,  
13 Bath Street,  
Glasgow, G2 1HY

578.22 sq.m.  
(6,224 sq.ft.)

# Property Details

- First floor office premises in attractive City Centre location.
- Close proximity to City Centre amenities.
- Excellent public transport links.
- Offers over £450,000 invited.

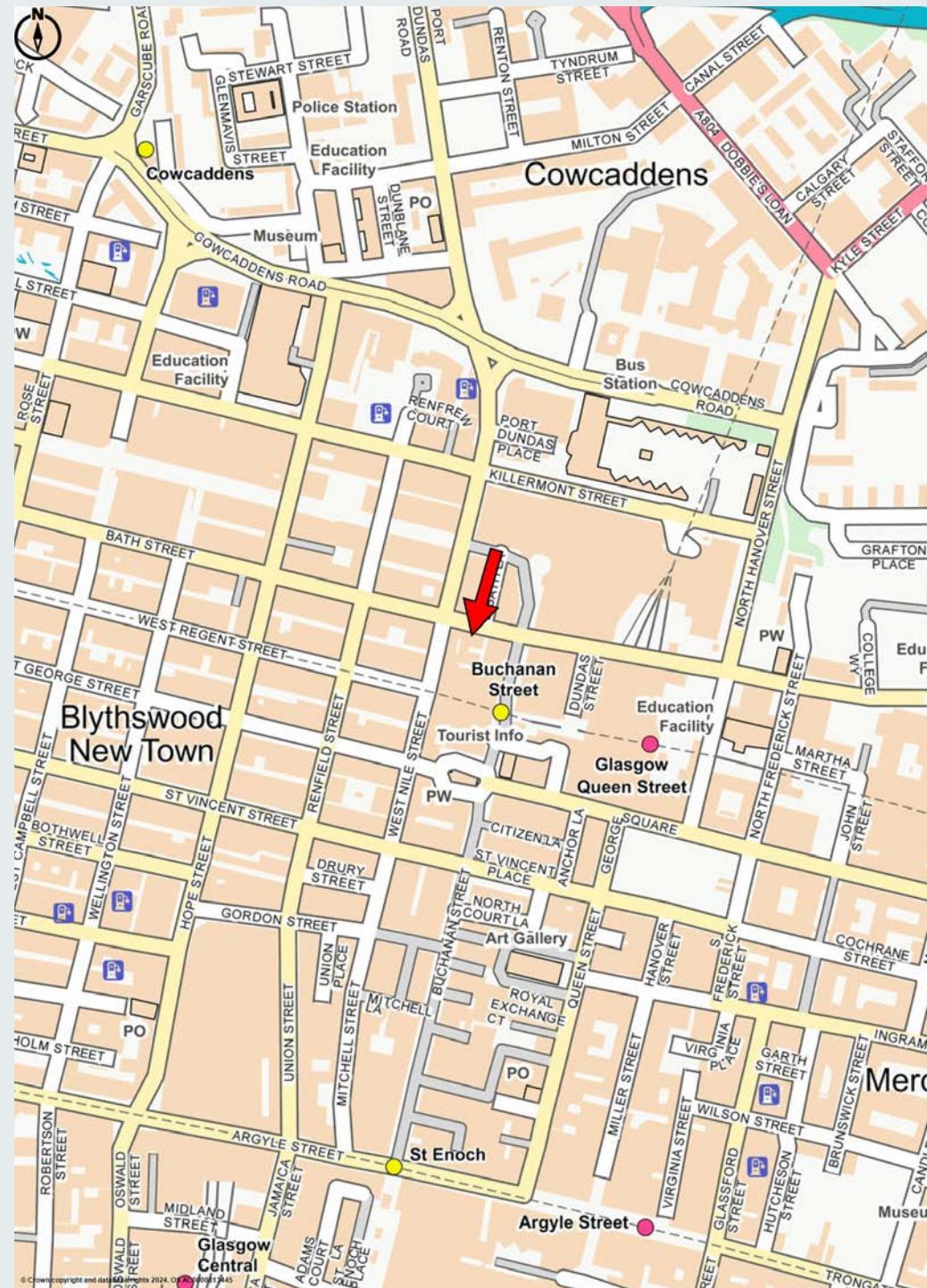
## LOCATION

The subjects are located on a prominent position within Glasgow city centre and Glasgow's central business district.

There is a plentiful supply of public transport connections including Queen Street station, Glasgow Central station, Buchanan subway station and Buchanan bus station, all within walking distance. Additionally, regular bus routes are available along the parade. The M8, M74 and the greater motorway network are conveniently accessed within a short drive.

There is excellent provision of city centre amenities in the immediate vicinity, including Buchanan Galleries within 100 yards. Nearby occupiers include Jungle Rumble, O Sole Mio, Evans Cycles and H&T Pawnbrokers.

An approximate location of the subjects is shown on the appended plan.



# Property Details

## DESCRIPTION

The subjects occupy the first floor within a six-storey traditional building of sandstone construction.

Internally, subjects are arranged to provide a reception area, various individual offices, kitchen and toilet facilities.

Access to the office is afforded on the ground floor from Bath Street via a secured entry system. There is a communal lift and stairwell available to each floor.

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

578.22 sq.m. (6,224 sq.ft.)

## NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of the following:

Flat 1-1: £32,500.

Flat 1-2: £23,000.

Any ingoing occupier has the right to appeal the assessment.

## SALE TERMS

Offers over £450,000 invited for the heritable interest.

## ENERGY PERFORMANCE

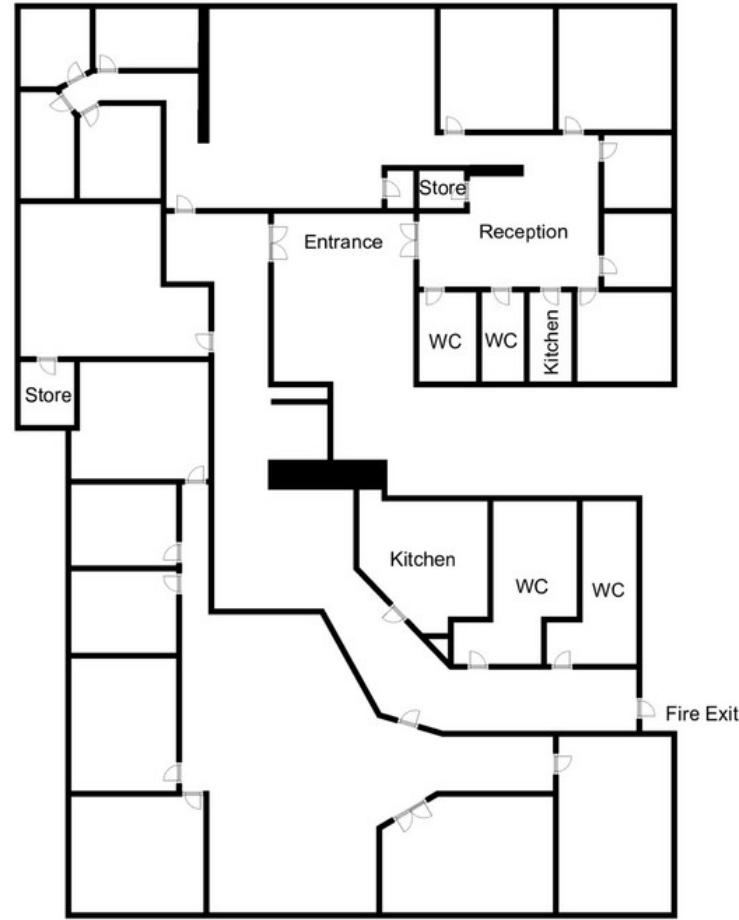
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## 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. For the avoidance of doubt, VAT is not chargeable.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



# Property Details



## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.



## Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: WSA2292

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