

MC²

On behalf of

S R E 

116 Elderslie Street

Glasgow G3 7AW



Office Investment with
Residential Development
Potential.

Type	For Sale
Size	9,116 sq ft
Price	Offers over £1,400,000

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0141 266 0717

Investment Summary

Rare opportunity to acquire a well let investment in the Finnieston area of Glasgow with potential alternative use in the medium term (subject to planning)

- Gross income of £139,895.00 per annum with significant potential for uplift in income / ERV
- Multi-tenanted building with diverse income / tenant base
- In close proximity to Sauchiehall Street, Argyle Street, Finnieston and Kelvingrove Park
- Offers over £1,400,000 invited
- Capital Rate of £153 per sq ft
- Potential future alternative use (residential / hotel / aparthotel) subject to planning



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Location

Located at the junction of Elderslie Street and Berkeley Street, the area boasts a vibrant atmosphere with numerous cafés, restaurants, and shops within walking distance. The building is within easy walking distance of Sauchiehall Street and Argyle Street where some of Glasgow leading bars and restaurants are situated.

Excellent transport links are available, with Charing Cross Station just 0.1 miles away, and Exhibition Centre and Anderston Stations within 0.4 miles, facilitating easy commuting.



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Description

- Prominent corner position office arranged over four floors and attic with surface parking to the rear of the building.
- The main entrance to the building is at 116 Elderslie Street but has significant frontage on to Berkeley Street
- Corner position gives excellent natural daylight into office suites
- Space sub divided into 12 separate self-contained offices suites
- All suites refurbished
- Suite sizes range from 180 sq ft - 1,350 sq ft allowing capture a significant size range of businesses (currently fully let)
- 24-hour access
- On-site car parking



Rating

The suites are individually rated and many fall under the threshold to obtain 100% rates relief, via the Small Business Bonus Scheme, subject to occupier status.

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Accommodation

Demise	Tenant	Area	Lease Start	Expiry	Current Rent
Attic Room 1 & 2	The Smile Lab Glasgow	360 sq ft	03/04/2026	02/04/2027	£8,450
Second Floor Rear Room 4	Tracey Wilson	180 sq ft	01/06/2023	30/05/2029	£3,000
Second Floor Rear Room 3	Accely Ltd	180 sq ft	25/09/2023	24/09/2026	£4,000
Second Floor Rear Room 2	Easdra (Vacating July 2026)	220 sq ft			
Second Floor Rear Room 1	Ajay Nanda	180 sq ft	19/05/2023	11/05/2027	£3,900
Second floor front	First Psychology	1,350 sq ft	01/10/2024	30/09/2027	£22,500
First Floor Rear	CYRO t/a Sports Therapy Scotland	1,008 sq ft	01/07/2024	31/05/2029	£15,120
First floor front	Pure Built	1,329 sq ft	11/08/2025	10/08/2029	£19,500
Ground Floor Rear	Health Rediscovered	970 sq ft	01/05/2024	30/04/2029	£16,000
Ground Floor Front	Napier Investments	1,210 sq ft	01/01/2021	30/12/2030	£20,625
Basement Rear	Faheem Ramzan	999 sq ft	20/08/2025	19/08/2026	£10,000
Basement Front	THP Qon Ltd	1,130 sq ft	17/10/2018	16/10/2029	£19,000

Tenure

Heritable interest (Scottish equivalent of English Freehold).



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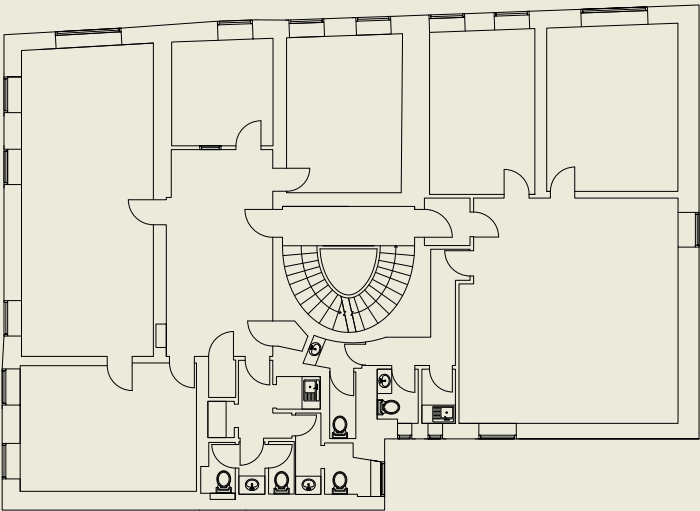
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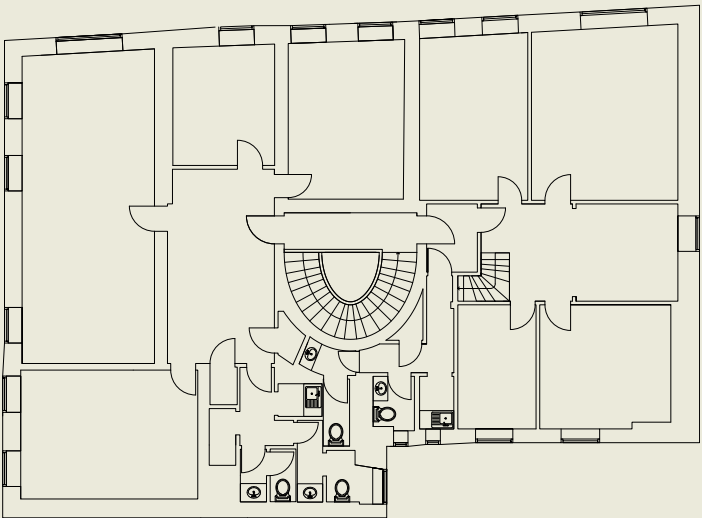
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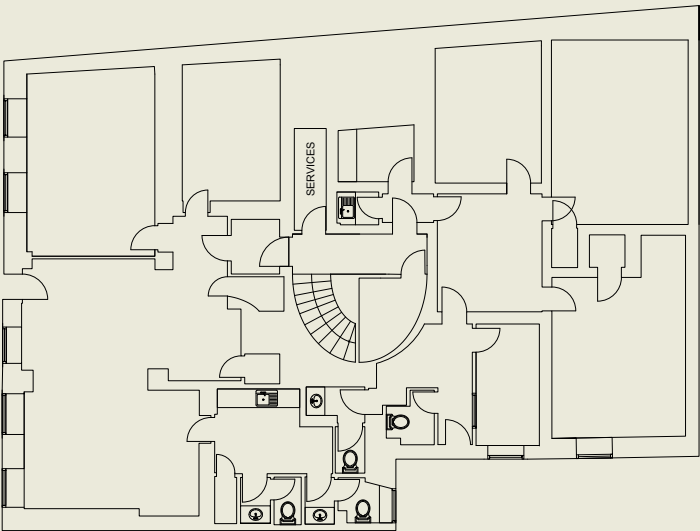
Floor Plans



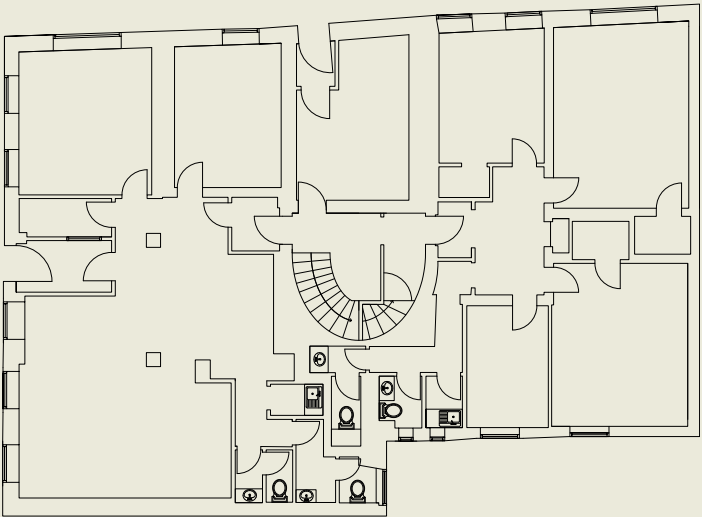
1ST FLOOR



2ND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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Proposal

We are instructed to seek offers in excess of £1,400,000 exclusive of VAT for the Heritable interest. A purchase at this level equates to an attractive capital value rate of £153 per sq ft.

Information Available

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

VAT

The building is not registered for VAT therefore is not payable on any purchase.

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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