

## FOR SALE - INVESTMENT

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43 BATH STREET  
GLASGOW, G2 1HW



### KEY HIGHLIGHTS

- 2,518 sq ft
- Let on FRI terms to The Big Issue Company Limited
- Lease extended in 2018 with expiry in October 2028
- Potential future redevelopment potential
- Self-contained 1st & 2nd floor office investment
- Tenant has been in occupation since 2014
- Low passing rent of £26,850 per annum (£10.66/sq ft)
- Offers over £265,000 invited = NIY 9.89% after purchasers costs

SUMMARY

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Available Size | 2,518 sq ft                                                                                           |
| Price          | Offers in excess of £265,000 A purchase at this level reflects a NIY of 9.89% after purchasers costs. |
| Business Rates | Upon Enquiry                                                                                          |
| VAT            | Applicable. A sale is anticipated to be by way of Transfer of Going Concern (TOGC)                    |
| Legal Fees     | Each party to bear their own costs                                                                    |
| EPC Rating     | Upon enquiry                                                                                          |

DESCRIPTION

The subjects comprise a self-contained first and second floor offices with attractive corner aspect.

A secure door entry system provides access from street level where a passenger staircase provides access to the upper floors.

Both floor are well-fitted providing bright open-plan floor plates that have been fitted out by the tenant to a high standard to include meeting rooms complete with dedicated WC's and tea-preps. The general specification includes suspended ceilings with LED lightings units, gas central heating, air conditioning, perimeter trunking.

Subject to planning, the subjects may be suitable for redevelopment to residential / serviced apartments.

The subjects are located within the heart of Glasgow City Centre commanding a highly prominent position on the south side of Bath Street at its junction with Renfield Street.

Highly convenient access to public transport links are provided with Glasgow Central & Queen Street Railway Station, Buchanan Street Underground Station and Buchanan Bus Station all within short walking distance.

Metered on-street parking is provided whilst there are various multi-storey car parks within the immediate vicinity.

ACCOMMODATION

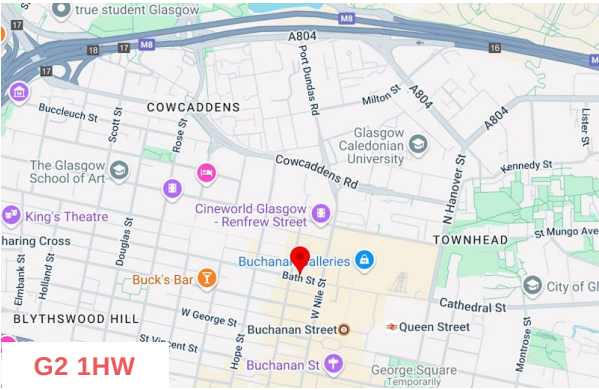
The accommodation comprises the following areas:

| Name  | sq ft | sq m   | Availability |
|-------|-------|--------|--------------|
| 1st   | 1,264 | 117.43 | Available    |
| 2nd   | 1,254 | 116.50 | Available    |
| Total | 2,518 | 233.93 |              |

TENANCY INFORMATION

Tenant: The Big Issue Company Limited (Company No 02612480)  
Lease Expiry: October 2028. The tenant has been in occupation since 2014  
Passing Rent: £26,850 per annum (£10.66/sq ft)  
Full repairing and insuring, no schedule of condition

Year ending 2023 recorded a turnover of £6,192,619 with profits after tax of £421,358



VIEWING & FURTHER INFORMATION

**Gregor Brown**  
0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**  
0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk





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