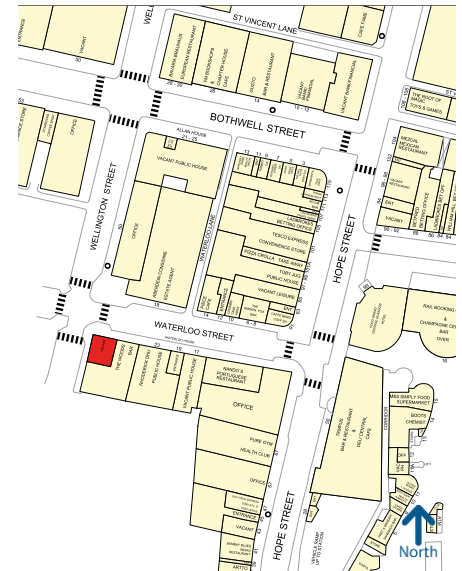




31 Waterloo Street, Glasgow, G2 6BZ

- Ground and basement floors
- Located in the heart of the IFSD
- City centre location
- Suitable for Retail/Office use
- Extends to approximately 120.91 sq.m. (1,301 sq.ft.)
- Rental offers in excess of £20,000 per annum



LOCATION

Glasgow is Scotland's largest conurbation and home to the largest Local Authority in the country, with a resident population in excess of 600,000 persons. The city has a rich past in engineering and shipbuilding however more recently it has become known for its excellent universities, tourism, financial services and retail offering.

The subjects are situated on the south side of Waterloo Street, between Hope Street and Wellington Street in the heart of Glasgow city centre. The premises are located within the busy Central Business District (CBD) and close to the International Financial Services District (IFSD).

Central Station is located some 50 yards east of the subjects and offers mainline train access in conjunction with commuter access to the suburbs and towns beyond.

DESCRIPTION

The subjects comprise a corner commercial unit within a modern building constructed around 10-15 years ago. The building is of steel frame construction with external cladding panels of red sandstone, under a flat roof. The remaining commercial space on the ground floor is occupied by a public house, and the upper floors are in office use.

Internally the unit is laid out to provide open plan retail sales area on ground floor, with storage and staff accommodation at basement level. The ground floor benefits from a large glazed shop front to Waterloo Street, glazed frontage on Wellington Street, suspended ceiling and recessed fluorescent strip lighting.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground:	64.67 sq.m.	(696 sq.ft.)
Basement:	56.24 sq.m.	(605 sq.ft.)
Total Area:	120.91 sq.m.	(1,301 sq.ft.)

RENTAL

The property is offered on a new lease of flexible duration at offers in excess of £20,000 per annum.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £22,500.

The poundage rates for 2021/2022 is £0.49 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:
Tel: 0141 332 1194

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2021