

TO LET

City Centre Clinic/ Office Premises



**97 Douglas Street
Glasgow
G2 4EU**

- Self contained business premises
- Prominent ground floor position & main door entry
- Extends to 164.06 sq. m (1,766 sq. ft.)
- Close proximity to public transport links
- Attractive City Centre location
- Suitable for a variety of uses (STP)

LOCATION

The subjects are located on Douglas Street, south of Blythswood Square, in Glasgow City Centre. Glasgow Central Station and Queen Street Station are both comfortably within 10 minutes walk from the subjects, with Charing Cross Station approx 5 mins walk to the west. Access to M8, M74 and M77 is in close reach, providing great access for clients and staff.

The surrounding area is a mix of commercial and residential with various office occupiers, retailers and bars/ restaurants nearby. Bothwell Street (2 mins) and Sauchiehall Street (3 mins) are within close walking distance. The ever popular Buchanan Street is less than 10 mins walk away.

DESCRIPTION

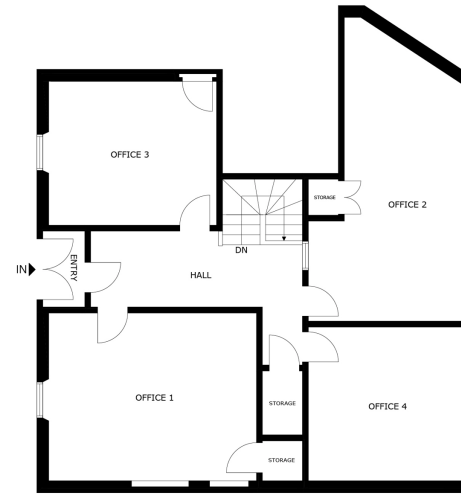
The subjects comprise the ground and basement floors of a traditional three storey sandstone building with the following salient features:- entrance hallway/ reception desk, modern office accommodation, main door entry, raised floor with floor boxes in situ, perimeter trunking, modern LED lighting, kitchen, meeting rooms & external patio area.

The premises were most recently used as a surgery/ office and would be suitable for a variety of uses. Interested parties should enquire with the planning department at Glasgow City Council.

FLOOR PLAN AS EXISTING



BASEMENT



GROUND FLOOR

ACCOMMODATION

We understand that the subjects extends to following approximate area:

164.06 sq. m. (1,766 sq. ft.)

TERMS

The subjects are available on new FRI terms.

RENT

On application.

RATING ASSESSMENT

The subjects are entered in the Valuation

Roll:-

Surgery - £16,900

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of 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. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-
Graham and Sibbald LLP
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:

Tom Conway

Senior Surveyor

tom.conway@g-s.co.uk

07810 544 912



Mark Gillies

Partner

mark.gillies@g-s.co.uk

07787 291 149



GRAHAM + SIBBALD

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