

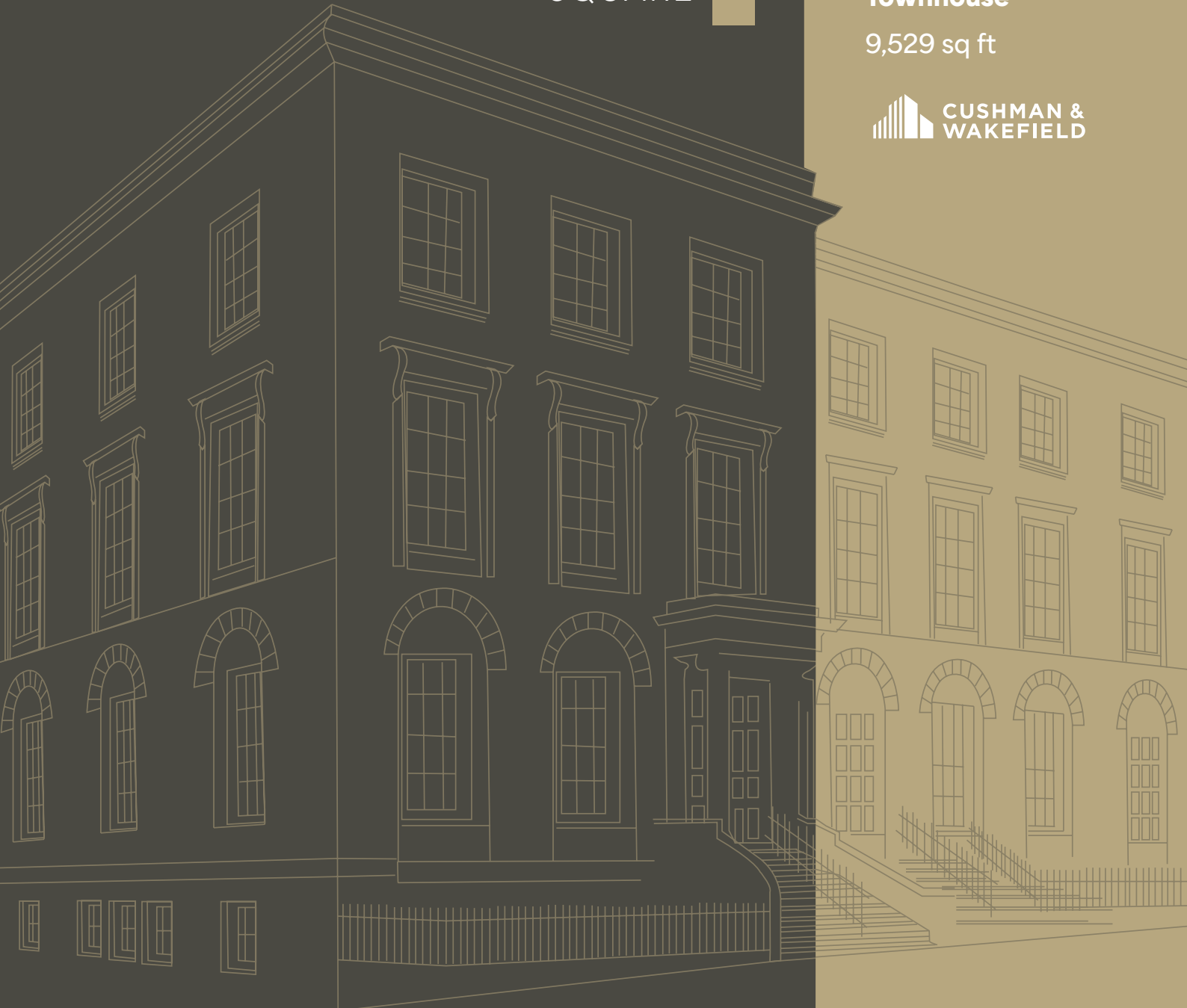


BLYTHSWOOD
SQUARE

Glasgow G2 4AU

**Landmark Corner
Townhouse**

9,529 sq ft



Key Features



Prestigious
Blythswood Square
location



Central to public
transport links
and Glasgow City
Centre amenities



Prominent corner
position



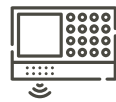
Self-contained
property with
attractive feature
entrance



Excellent natural
daylighting on all
floors



Gas-fired central
heating



Security alarm
system



Communal
Blythswood Square
private gardens



4 secure car parking
spaces

BLYTHSWOOD SQUARE





Accommodation


The property provides the following Net Internal Floor Areas:


Floor	Sq ft	Sq m
Second	2,611	242.61
First	2,488	231.16
Ground	3,089	286.99
Basement	1,341	124.55
Total	9,529	885.31

Measured in accordance with the RICS Code of Measuring Practice

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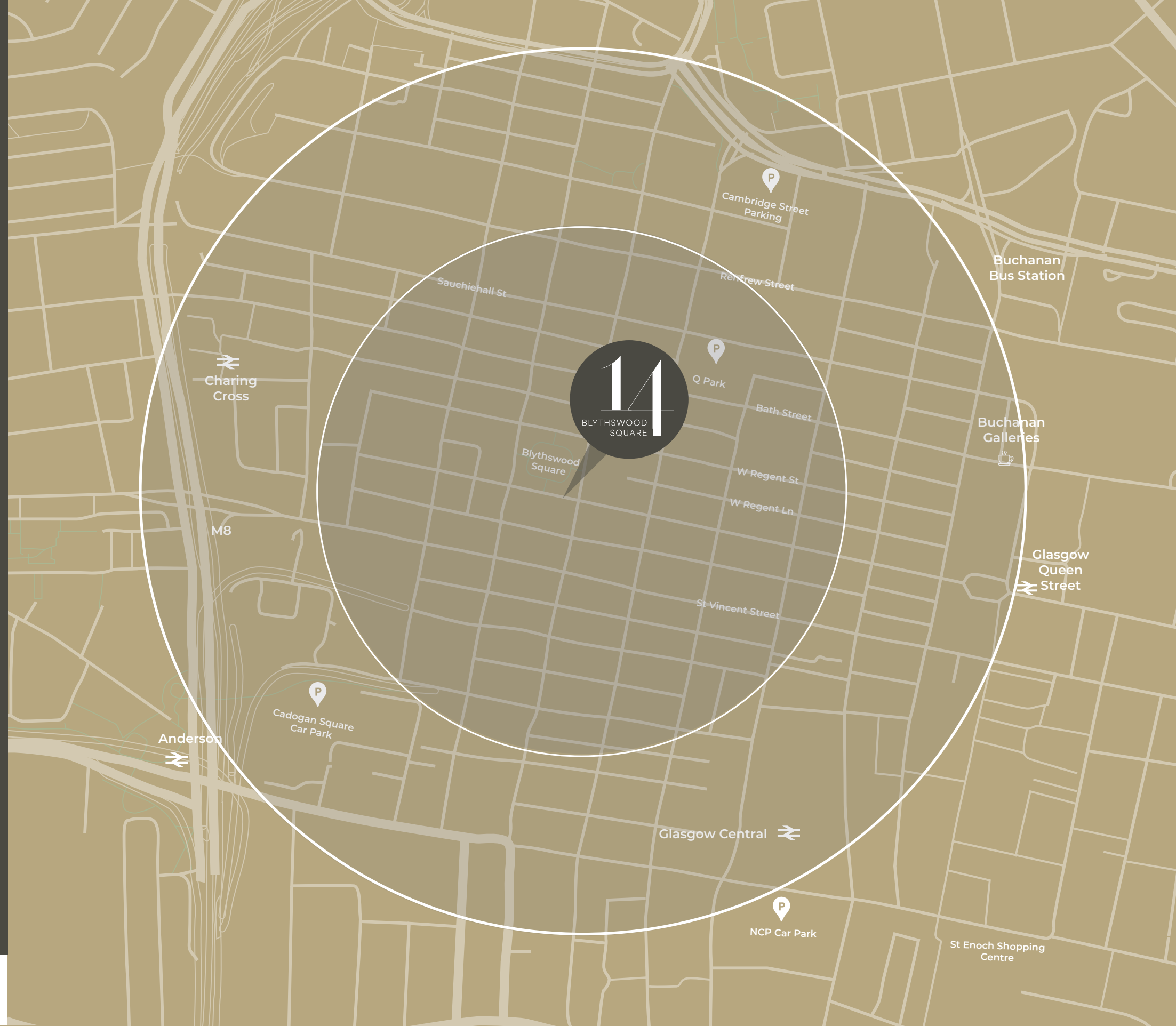
Location

 5 mins walk

 10 mins walk

 Train Stations

 Parking





Play the Video

Permitted Use

The property currently benefits from Class 4 business use.

The property has the potential for redevelopment to a range of alternative uses. All parties should make their own planning related enquiries directly with Glasgow City Council's Planning Department.

Rateable Value

According to the Scottish Assessors website, the subjects have a current Rateable Value of £120,000. Please note that 100% Empty Property Relief shall be applicable whilst the property is unoccupied due to the building's listed status.

Price

Offers are invited for the freehold interest with the benefit of vacant possession.

VAT

The property is not elected for VAT.

Land and Buildings Transaction Tax

The purchaser will be responsible to pay LBTT on the agreed purchase price. Further details can be found on the Revenue Scotland website

AML, ABC & Financial Crime Requirements

In order to discharge their legal obligations, including (without limitation) all applicable anti-money laundering, anti-corruption and financial crime laws, rules and regulations, the Vendor and Cushman & Wakefield, will require certain information is provided by all parties who wish to submit a written offer.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

Further details available on request.



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SQUARE

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Cushman & Wakefield LLP on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2023. Design by Ninetwo.

