

Ryden

FOR SALE

**THIRD FLOOR OFFICE
2,002 SQ FT (186 SQ M)**

FIXED PRICE £275,000



**147 BLYTHSWOOD
STREET
GLASGOW
G2 4EN**

**FULLY FITTED AND
FURNISHED**

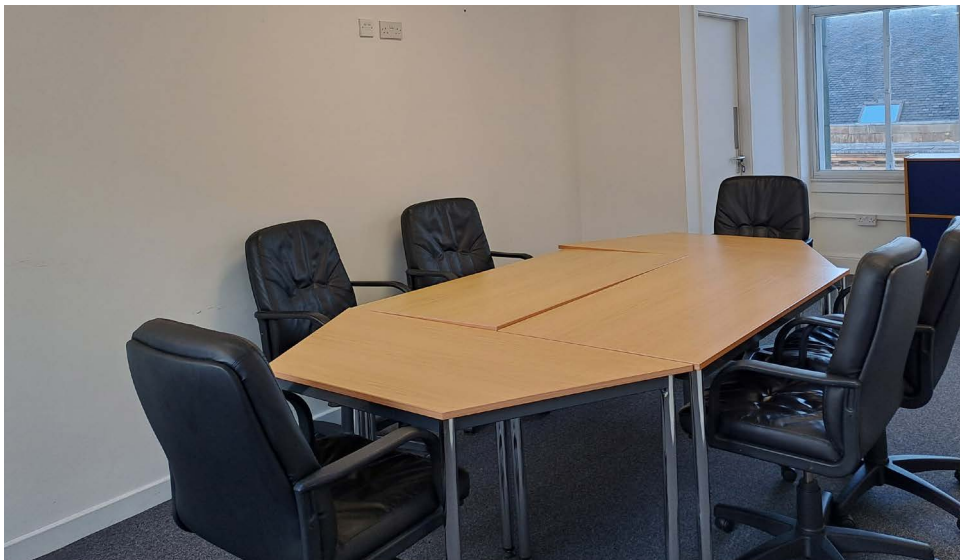
DEMISED WC'S

AIR CONDITIONING

24 HOUR ACCESS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)





LOCATION

The subjects are located on the corner of Blythswood Street and Sauchiehall Street, benefitting from close proximity to both Blythswood Square and Sauchiehall Street, one of Glasgow's most prominent retail and leisure destinations.

Sauchiehall Street has recently benefitted from the upgrade works as part of the 'Avenues' project which provides an environment for people to enjoy a more attractive, safer and inclusive streetscape where everyone can sit, walk and cycle.

DESCRIPTION

An attractive B Listed building occupying a highly prominent corner position with great natural daylight and double aspect views over Sauchiehall Street and Garnet Hill.

- Existing fit out
- Suspended ceilings with LED lighting facility
- Air conditioning
- Perimeter trunking
- Refurbished demised male, female and accessible toilets
- Secure video door entry system allowing 24-hour access
- 8 person passenger lift serving all floors

ACCOMMODATION

The subjects have the following approximate areas:-

THIRD FLOOR	2,002 SQ FT	186 SQ M
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PRICE

Fixed price £275,000.

EPC

The subjects have an EPC Rating of 'E'. A copy of the Certificate is available upon request

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £27,750 with effect from 1st April 2023. The UBR (2023/2024) for properties with an RV below £51,000 is £0.498.

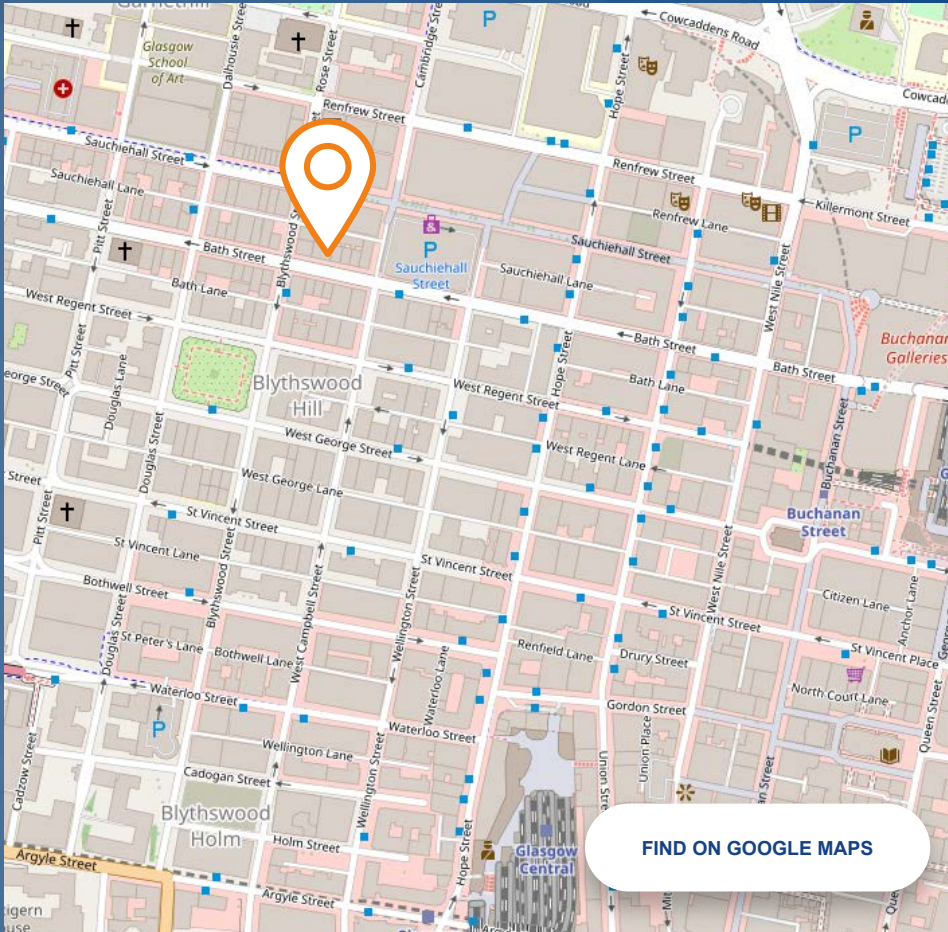
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant/purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.





GET IN TOUCH

Please get in touch with the joint selling agents for more details.

Holly Boyd

T 07884 262 217

E holly.boyd@ryden.co.uk

Meg Beattie

T 07935 203 765

E meg.beattie@eu.jll.com

Scott Farquharson

T 07384 543 094

E scott.farquharson@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

Ryden 

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. February 2024



Designed by thefifthhouse.co.uk



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