



- Small suite in heart of Glasgow City Centre
- Ground floor office
- Excellent location for access to Central Station and bus services
- No VAT on purchase price
- Offers in excess of £35,000

# FOR SALE // CITY CENTRE OFFICE

Atlantic House • 1a Cadogan Street/45 Hope Street • Glasgow • G2 6QQ

**JW**

**Johnston Waddell**

[johnstonwaddell.co.uk](http://johnstonwaddell.co.uk)

## LOCATION

The subject property is contained within a chambers style building located on the western side of Hope Street, directly opposite Glasgow Central Railway Station, within the heart of Glasgow City Centre. The subject property benefits from access from both Hope Street and Cadogan Street.

The surrounding area is predominantly commercial in character, comprising a mixture of office buildings, generally with public house and retail premises at ground floor level fronting Hope Street. There is also a Pure Gym nearby and metered on street car is available in the vicinity.

The property is conveniently located for public transport, with Glasgow Central Railway Station and Buchanan Street Underground Station both being within easy walking distance. Hope Street is also a busy bus route through the city centre and there are a number of bus stops within the immediate vicinity. There are also taxi ranks nearby on both Hope Street and Gordon Street.

## DESCRIPTION

The subject property comprises a ground floor office suite within an 8 storey chambers style office building, which is of sandstone construction to the front and rear elevations. The roof is mansard style, with pitched and slated sections to the front and rear.

The suite comprises a small office room with large display window fronting onto Cadogan Street, along with a small room, which has been partitioned off suitable for storage. The office is carpeted with plastered/painted walls and acoustic tiled ceiling with fluorescent light.

The premises would benefit from refurbishment.

There are toilet and kitchen facilities at ground floor, shared with the other ground floor occupier.

## ACCOMMODATION

The offices have a net lettable floor area of 32.03sq m (345sq ft).

## RATEABLE VALUE

The property has a Rateable Value of £4,500 and therefore qualifies for 100% rates relief.

## PRICE

We are seeking offers in excess of £35,000.

## VAT

The property has not been elected for VAT and therefore no VAT will be payable on the purchase price.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for Land & Buildings Transaction Tax and Registration dues.

## VIEWING/FURTHER INFORMATION

Through the agents:

### Graham Waddell

**Johnston Waddell**  
77 St Vincent Street  
Glasgow • G2 5TF  
T: 0141 221 4545  
E: [graham@johnstonwaddell.co.uk](mailto:graham@johnstonwaddell.co.uk)

