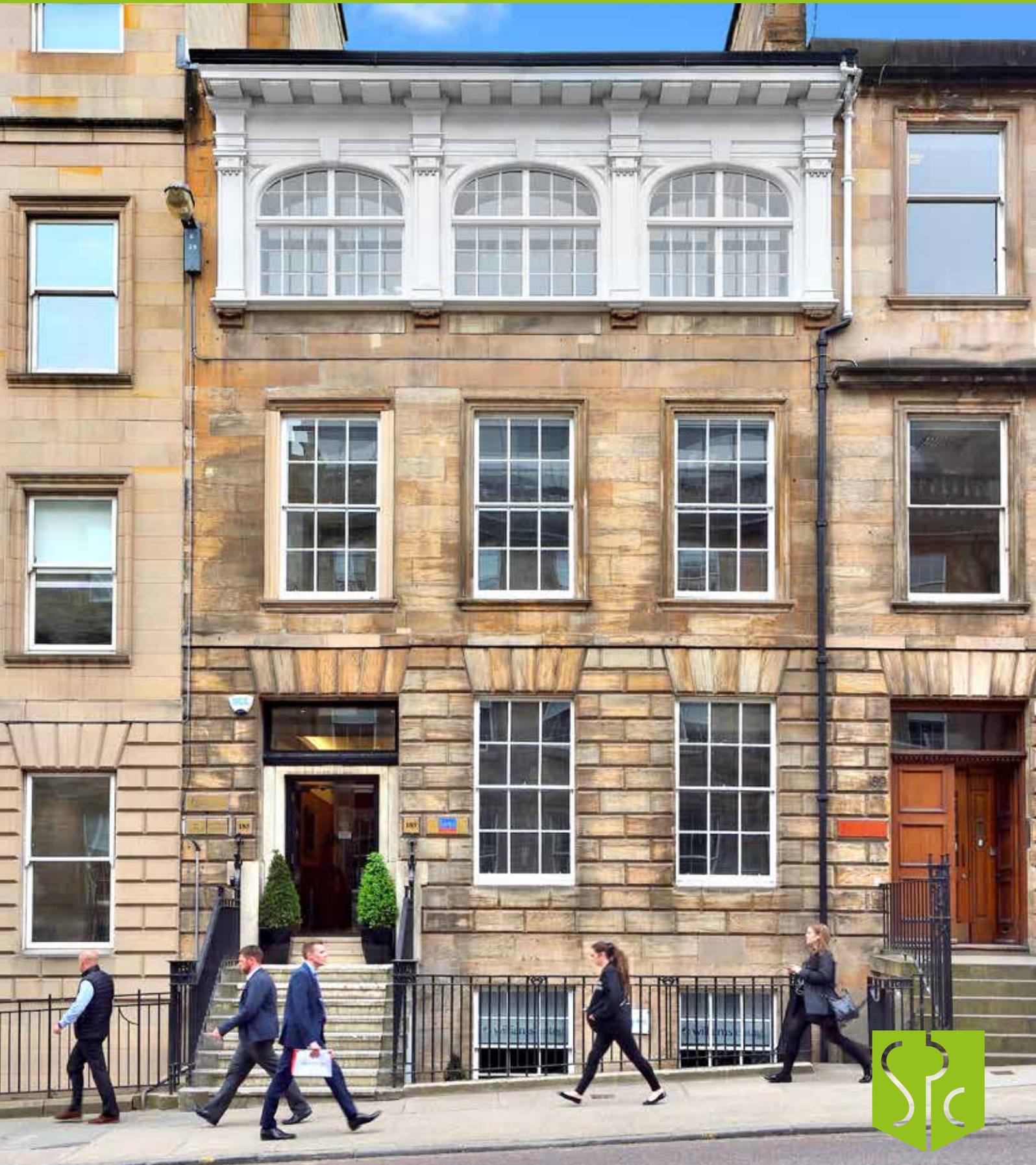


FOR SALE

185 ST VINCENT STREET
GLASGOW G2 5QD

CITY CENTRE OFFICE INVESTMENT

OFFERS OVER £1,000,000 (7.29% Net Initial Yield)



Executive Summary:

- Superb recently refurbished office accommodation;
- Prime Townhouse Office Investment in the heart of Glasgow's City Centre;
- Multi-let office investment opportunity;
- Category B Listed (no vacant rates);
- Rear car garage for 3-4 cars accessed from St Vincent Lane;
- Total passing net rent of £76,761.75 per annum;
- We are instructed to **seek offers over £1,000,000 (ONE MILLION POUNDS STERLING)** exclusive of VAT. A purchase at this level would show a net initial yield of 7.29% after allowing for purchaser's costs of 5.33% including LBTT (Land Building and Transactions Tax)



Location:

Glasgow is the largest city in Scotland, the commercial and industrial capital of the country and the administrative centre for the West of Scotland, with an urban population of approximately 1.1 million people and a total catchment population of over 2.3 million people within a 40-minute drive, making Glasgow the third largest urban centre in the UK.

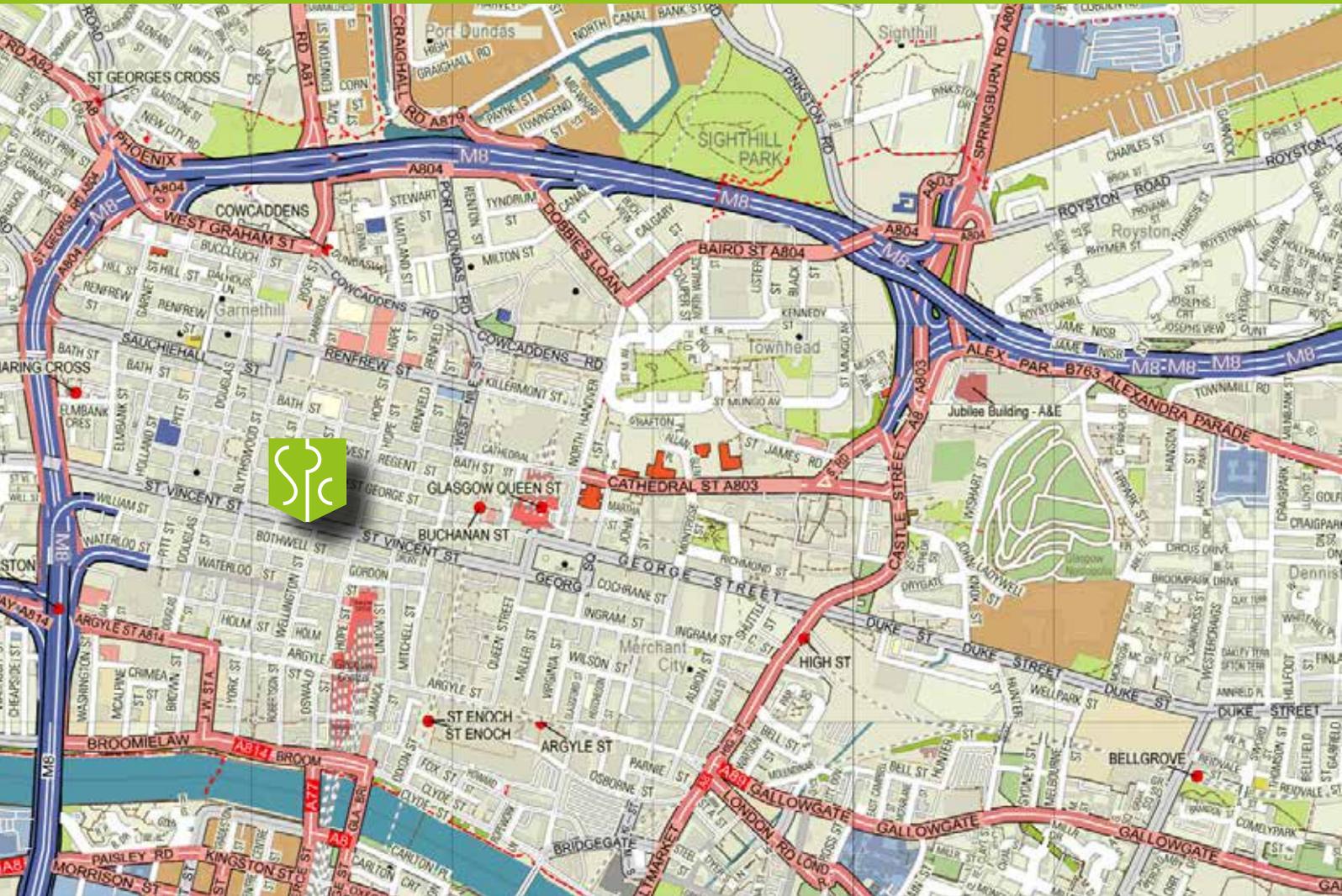
Glasgow boasts a strong, vibrant and growing economy and hosts the headquarters for a number of Plc companies including Scottish Power, Clydesdale Bank, Weir Group and Scottish Mutual Insurance

Situation:

The property is located on the south side of the prestigious St Vincent Street, between its junctions with West Campbell Street and Blythswood Street, within the Central Business District and International Services Centre of Glasgow. Glasgow Central and Queen Street railway stations are within walking distance, as is Buchanan Bus Station, providing excellent access to local and regional bus routes.

The subject property is situated in a prominent location on the south side of St Vincent Street within Glasgow's City Centre. St Vincent Street is the most sought after business addresses in Glasgow and is home to a wide variety of national and global occupiers.

Nearby occupiers within the immediate area include Turcan Connell, Gerald Eve, Livingston James, BAM, Aviva & Skyscanner.



Description:

The property comprises a mid-terraced, B-listed building of traditional sandstone construction under a pitched and slated roof with a modern extension at ground and basement levels. The subjects are arranged over five floors, providing office accommodation throughout as well as a private, secure car garage to the rear.

The ground, lower ground and basement floors provide a mix of cellular and open plan accommodation, whilst the upper floors provide more cellular office accommodation. The basement floor has a separate main door access.

All of the office accommodation is refurbished to a very high standard as is illustrated by the photographs within this brochure.

Accommodation:

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition) and estimate the following approximate net internal areas:

FLOOR	TENANT	SIZE (SQ M)	SIZE (SQ FT)
Basement/Comms Room	Land & Property Holdings Ltd	13	140
Lower Ground	Williams Lea Group Ltd	144	1,550
Ground	Spider Online	134.99	1,453
First	Land & Property Holdings Ltd	73.87	795
Second – Suite A	Hunter Advisers Ltd	38.92	419
Second – Suite B	Eleanor Cannon	32.68	352
Total		437.46	4,709

In addition to the internal demise there is a car garage located in the basement to the rear accessed from St Vincent Lane which can accommodate up to 3-4 vehicles.

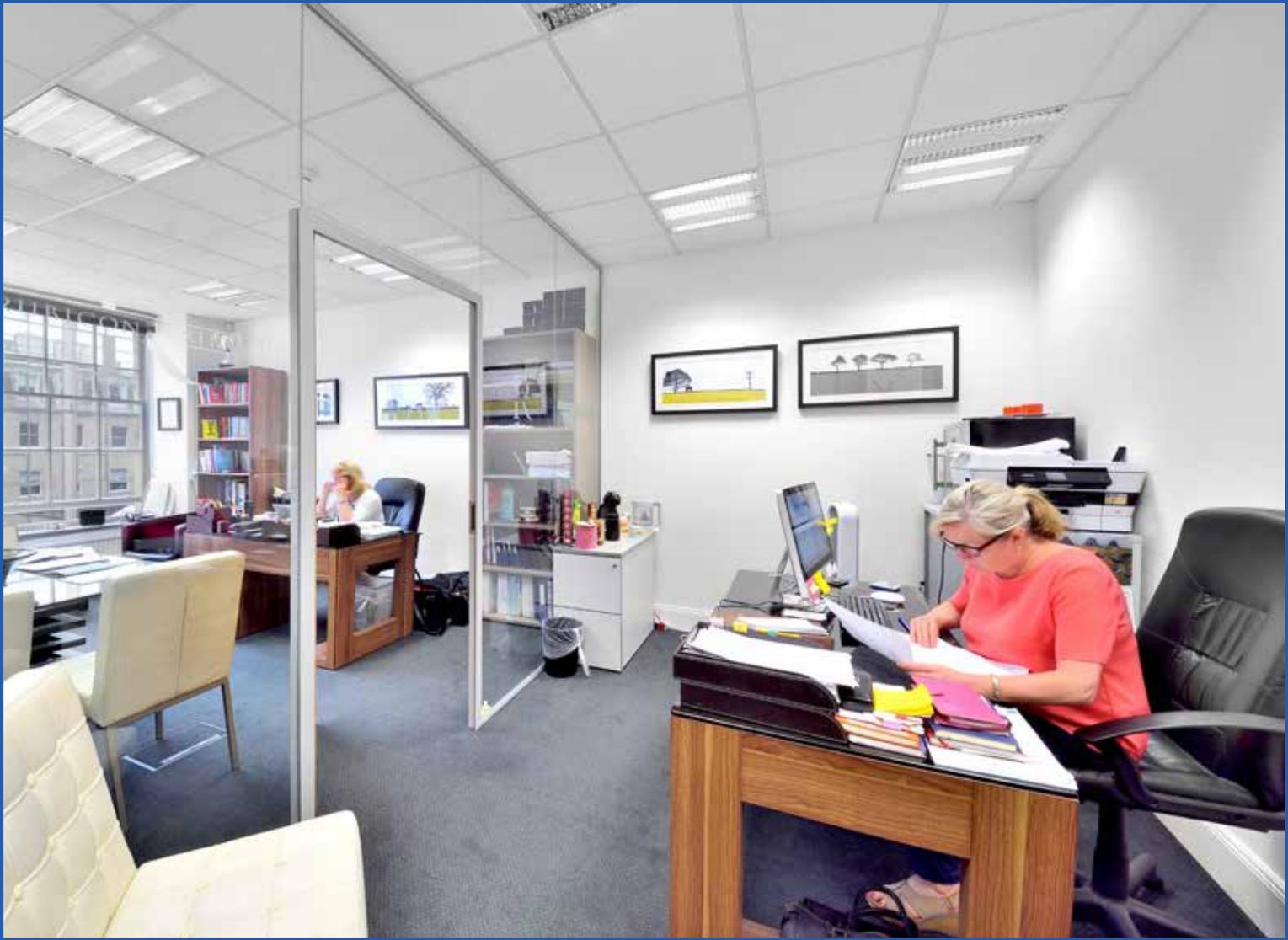
Tenure:

The property is held on a Heritable title (Scottish equivalent of English Freehold).

Tenancy Information:

FLOOR	TENANT	USE	NET RENT (PER ANNUM)	RATE / SQFT	LEASE START	LEASE END	BREAK OPTION	REPAIR	COMMENTS
Lower Ground Floor	Williams Lea Group Ltd	Office	£22,000	£14.19	06.12.2016	31.10.2020		FRI	
Ground Floor	Spider Online	Office	£24,000	£16.52	20.06.2018	19.06.2023		FRI	
First Floor	Land & Property Holdings Ltd	Office & 2 Car Spaces	£16,500	£17.65				FRI	New 5 year lease subject to rolling annual tenant breaks. Car spaces taken at £1,500/ annum per space.
Second Floor - Suite A	Hunter Advisers Limited	Office	£8,066.95	£19.25	01.06.2009	31.05.2019		FRI	Capped service charge at £3,853.05/ annum
Second Floor - Suite B	Eleanor Cannon	Office	£6,194.80	£17.60	01.12.2014	30.11.2018	Annually	FRI	Capped service charge at £3,055.20/ annum
Total			£76,761.75						







Service Charge:

Full service charge information can be provided to genuinely interested parties upon request.

EPC:

Available on request.

Proposal:

We are instructed to **seek offers over £1,000,000 (ONE MILLION POUNDS STERLING)** exclusive of VAT.

A purchase at this level would show a net initial yield of 7.29% after allowing for purchaser's costs of 5.33% including LBTT (Land Building and Transactions Tax).

VAT:

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

Legal Costs:

Each party will be responsible for their own legal costs incurred in connection with the transaction.



Further Information:

Please contact the sole selling agents:



**Sheridan
Property
Consultants**

Sheridan Property Consultants

37 One, 37 George Street,
Edinburgh
EH2 2HN

Tel 0131 300 0296

Stewart Sheridan

07740 940898 | stewart@sheridanproperty.co.uk

Cathal Keane

07808 627224 | cathal@sheridanproperty.co.uk

Graeme Millar

07523 512804 | graeme@sheridanproperty.co.uk