

TO LET

CITY CENTRE OFFICE PREMISES

NIA: 32.24 SQ M (345 SQ FT)

May Qualify For 100% Rates Relief

High Quality City Centre Suite

**Within Close Proximity To Public
Transport Links**

Rent:- OIEO: £4,000 per annum



[CLICK HERE FOR LOCATION](#)



SUITE 4, 3RD FLOOR, 60 ST. ENOCH'S SQUARE, GLASGOW, G1 4DH

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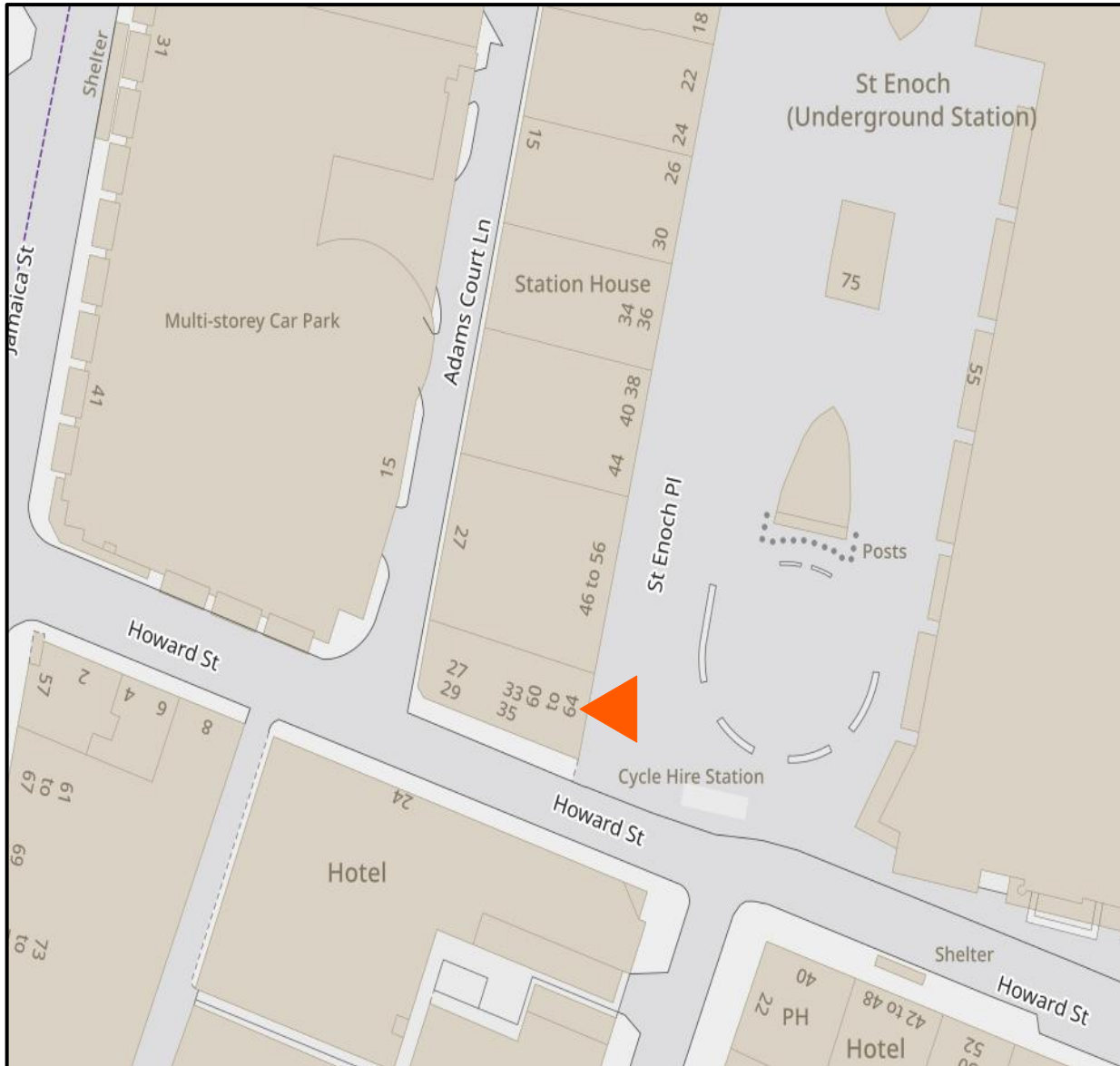
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Location

SUITE 4, 3RD FLOOR, 60 ST. ENOCH'S SQUARE,
GLASGOW, G1 4DH



The subjects are located in Glasgow, Scotland's largest city and the fourth largest in Britain, with a population of around 1.7 million people. The city is easily accessible by road, rail and air. Glasgow International Airport is within a 15-minute drive of the City Centre. The M8, M74, M73 and M80 motorway network puts Glasgow at the hub of Scotland's road network and provides links to Edinburgh, Ayrshire the "South" and the "North".

The subjects are located in the heart of Glasgow City Centre in St Enoch's Square. The square can be found at the bottom of Buchanan Street, one of Scotland's leading retail and leisure destinations.

St. Enoch Shopping Centre recently received planning approval by Glasgow City Council on 31 May 2023 for the development of mixed-use accommodation including residential, office, hotel, leisure and retail. being developed to bring a new lease of life to the City Centre.



[CLICK HERE FOR LOCATION](#)



Description

SUITE 4, 3RD FLOOR, 60 ST. ENOCH'S SQUARE,
GLASGOW, G1 4DH



The subjects are located within a traditional six storey, sandstone building. Keeping with the nature of the square, the building consists of retail units on the ground floor level whilst the remaining floors are dedicated to office use.

Internally, the office offers a single room which benefits from a high degree of natural light with windows on both the east and west elevations of the property. Communal W/C provisions are also available on the third floor.

ACCOMMODATION

	SQM	SQFT
SUITE 4, THIRD FLOOR	32.24	345
TOTAL	32.24	345

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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RENT

Our client is seeking offers in excess of £4,000 per annum on the basis of fully insuring and repairing lease terms.

PLANNING

We understand that the property benefits from having consent in line with its previous use.

VAT

The subjects haven't been elected for VAT therefore no VAT shall be charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £2,500. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the Small Business Bonus Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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