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



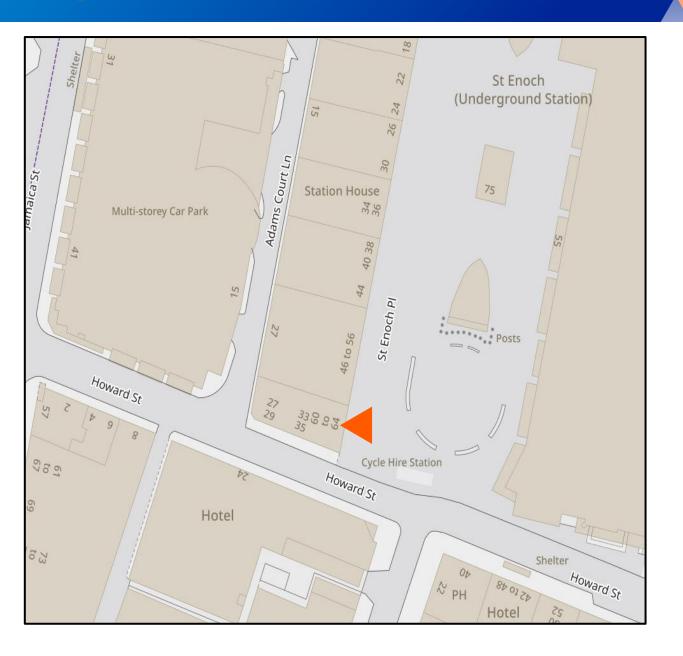
SUITE 4, 3RD FLOOR, 60 ST. ENOCH'S SQUARE, GLASGOW, G1 4DH

CONTACT:

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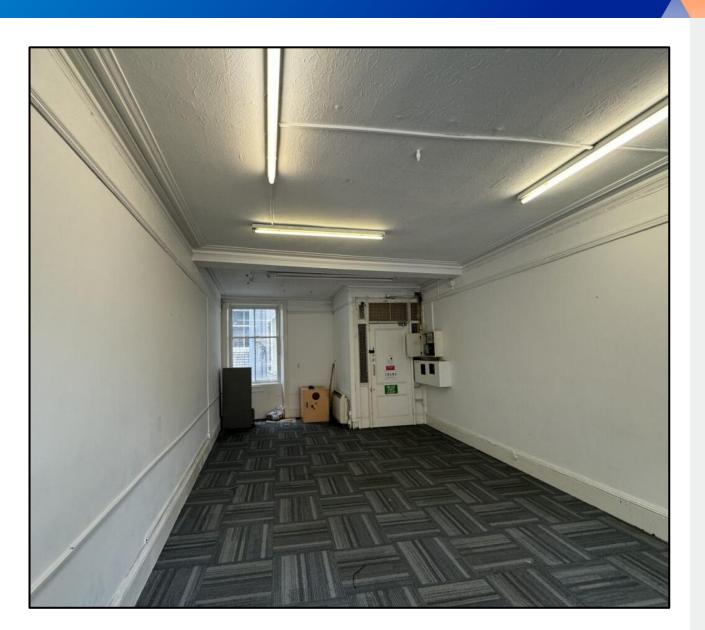


The subjects are located in Glasgow, Scotland's largest city and the fourth largest in Britian, with a population of around 1.7 million people. The city is easily accessible by road, rail and air. Glasgow International Airport is within a 15-minute drive of the City Centre. The M8, M74, M73 and M80 motorway 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.





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).



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.

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.

Get in Touch

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



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Fraser McDonald

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Shepherd Chartered Surveyors

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t: 0141 331 2807









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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised October 2025.