

FOR SALE

Prime City Centre Investment

Prime location fronting onto
Buchanan Street

Office accommodation across 1st, 4th,
5th and 6th floors

Total floor area extending to 698 sqm
(7,509 sq ft)

Total gross income of £117,880 per
annum

Sale Price: Offers Over £690,000



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41 ST VINCENT PLACE, GLASGOW, G1 2ER

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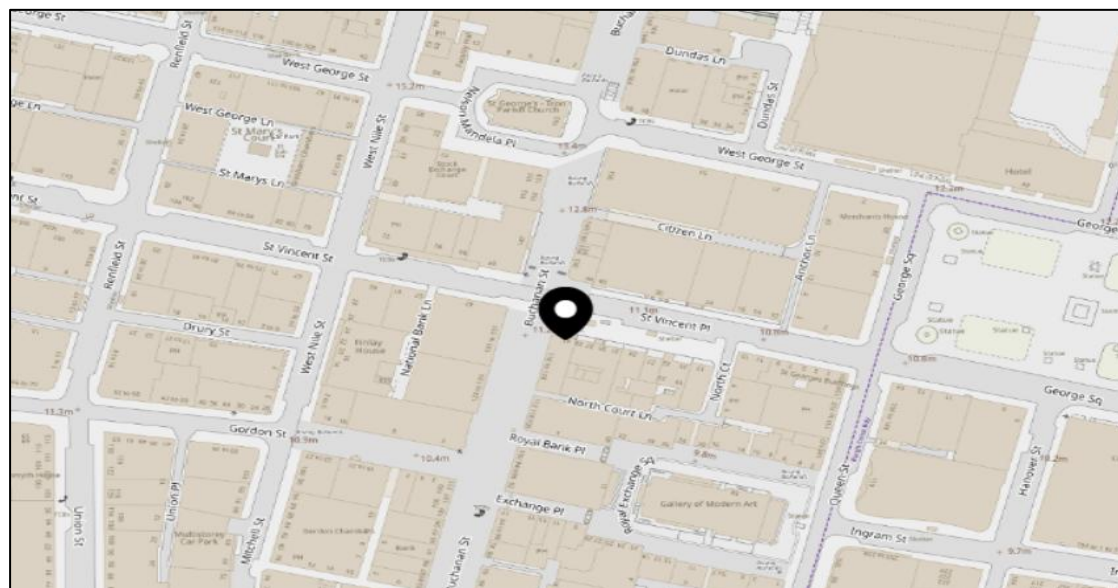
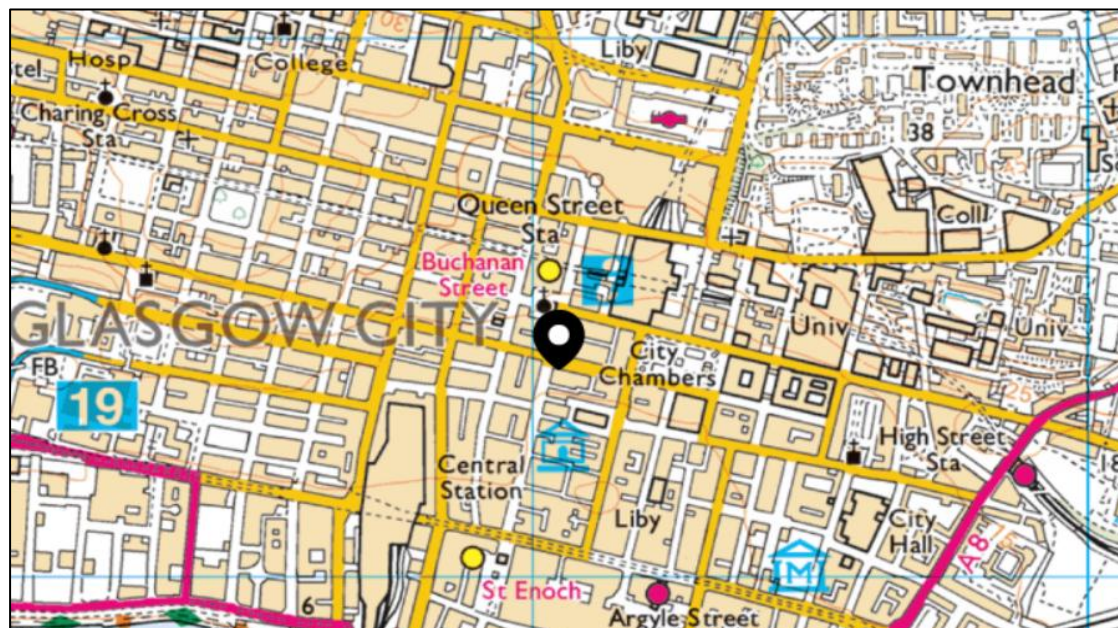
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Location

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Glasgow is Scotland's largest city and the third largest in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of the River Clyde

The property occupies a prime position within Glasgow city centre, prominently positioned on St Vincent Place with a return frontage onto Buchanan Street, Scotland's busiest retail destination.

Buchanan Street is home to a diverse mix of high-end retailers, flagship stores, and luxury brands, consistently ranking among the UK's top retail locations outside London. The street attracts over 42 million visitors annually.

St Vincent Place is a prestigious and historically significant address located within the Glasgow Central Business District (CBD).

The property is strategically positioned between Glasgow Central and Queen Street railway stations, ensuring regional and national connectivity. Additionally, it is within walking distance of Buchanan Street and St Enoch subway stations.



[CLICK HERE FOR LOCATION](#)



Description

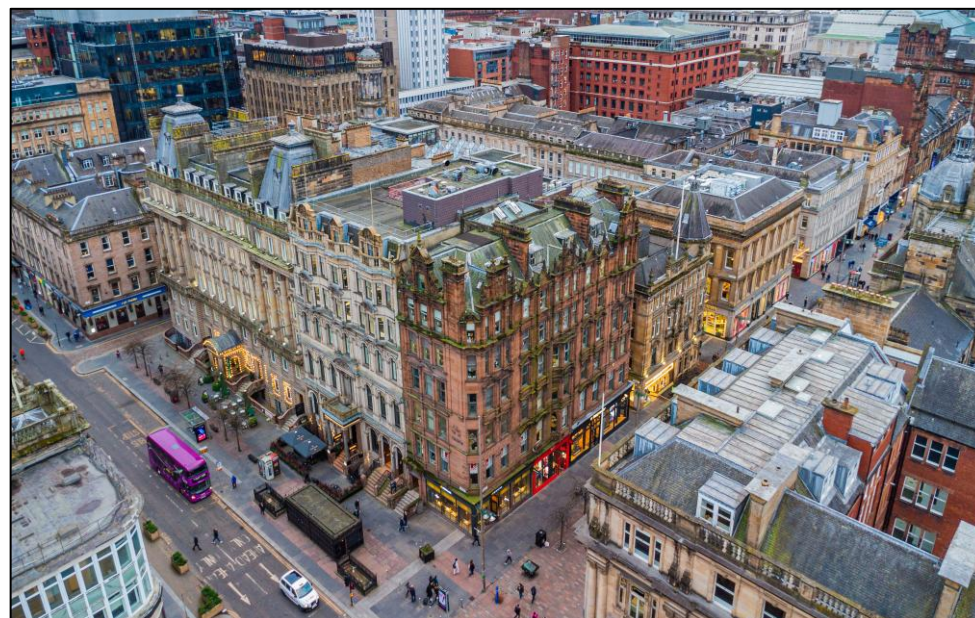
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The subjects comprise a five storey category B listed building constructed in the early 1900's. The ground floor of the property, fronting onto Buchanan Street, consists of three retail units, currently occupied by 'Breitling', 'Ray ban' and 'Tag Heuer'. Please note, the retail units do not form part of the sale.

The property is constructed with red sandstone and is surmounted by a pitched and hipped roof which is clad externally in a bitumen felt or similar.

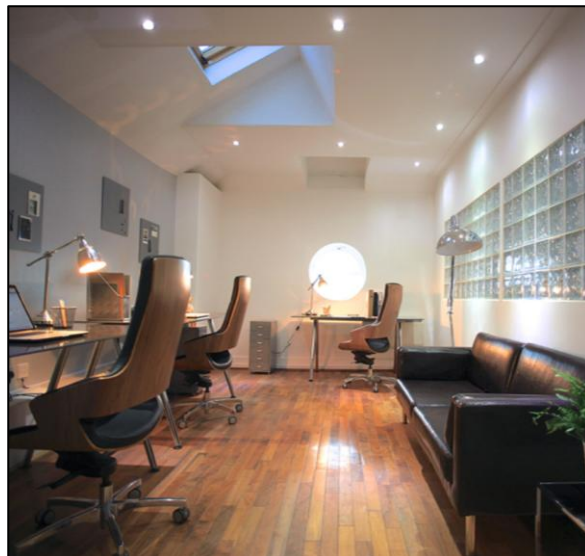
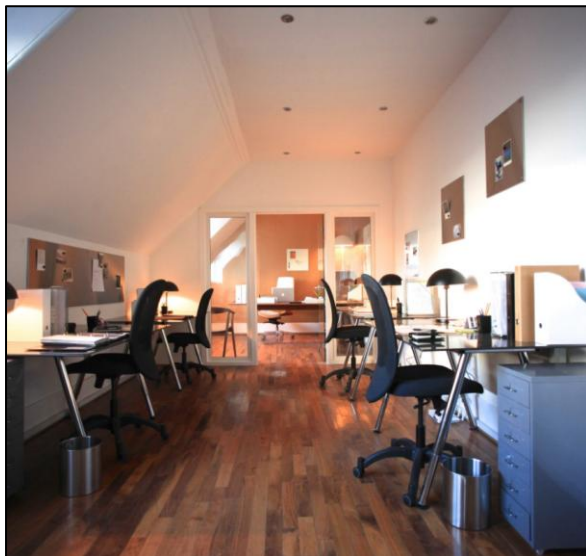
Access to the accommodation is provided by raised steps from street level leading to a secure door entry system. All floors of the property can be accessed by way of internal staircase as well as a passenger lift.





Accommodation

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The premises are meticulously designed to offer contemporary and adaptable office accommodation across the 4th, 5th, and 6th floors. The workspace is configured to provide maximum flexibility, incorporating an all-inclusive rental structure that encompasses access to a suite of shared amenities, including well-appointed communal areas, fully equipped kitchen facilities, and modern WC provisions.

Tenants benefit from a fully furnished and secure working environment, enhanced by high-speed fiber-optic broadband connectivity.

The first floor is occupied by Giant Risk Solutions on a 10 year lease. This floor comprises of modern cellular office space with dedicated W/C and Kitchen facilities.

ACCOMMODATION

	SqM	SqFt
First Floor	201.31	2,167
Fourth Floor	128.11	1,379
Fifth Floor	204.94	2,206
Sixth Floor (Rear)	98.29	1,058
Sixth Floor (Front)	65	700
TOTAL	697.68	7,510

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



Tenancy Schedule

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Floor	Tenant	Start Date	End Date	Rental
1 st Floor	Giant Risk Solutions *	30/01/2019	30/01/2029	£30,000 per annum
4 th Floor	Multi Tenanted	Varied	Rolling month –to – month agreements	£19,240 per annum
5 th Floor	Multi Tenanted	Varied	Rolling month –to – month agreements	£41,080 per annum
6 th Floor (Rear)	Multi Tenanted	Varied	Rolling month –to – month agreements	£19,760 per annum
6 th Floor (Front)	Sally Cullen Aesthetics	17/01/2020	16/01/2026	£7,800 per annum
			Total Gross Rent	£117,880 per annum
			Total Net Rent	£83,052.30 per annum

Established in 2007, Giant Risk Solutions is an underwriting agency and Lloyd's coverholder delivering property and casualty insurance products, with a strong regional presence spanning across the North of England, Northern Ireland and Scotland.

The remaining tenants occupy the premises under short-term lease agreements, with a one month notice to quit period. The gross rent excludes service charge, supplies and maintenance costs.

In total there are 21 tenants occupying the accommodation with one vacant room located on the fifth floor. A full tenancy schedule can be provided to seriously interested parties.

This presents an investor with an opportunity for ongoing asset management with potential for implementing lease renewals/extensions to improve the income security.



SALE PRICE

We are seeking offers in excess of £690,000 reflecting a Net Initial Yield of 11.45% after allowing for purchaser's costs.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll on an individual suite basis.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

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



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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