



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

27-29 Goosedubbs Lane, Glasgow G1 5HT

- ✓ Contemporary Studio/Workshop Space
- ✓ Vibrant Location
- ✓ Excellent Car Parking Provision Nearby
- ✓ NIA: 98.78 sq m (1,063 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Goosedubbs Lane is situated on the eastern fringe of Glasgow city centre in an improving, diverse and emerging cosmopolitan area. The property is situated on a cobbled lane between Stockwell Street and Howard Street.

DESCRIPTION

The property comprises a first floor office/studio space within a two storey building with dedicated entrance. The space provides a contemporary working environment including a decked outdoor terrace.

ACCOMMODATION

The accommodation comprises an open plan office/studio space with a generous meeting room, private office, kitchen and staff welfare space.

FLOOR AREA

We calculate the net internal floor area of the property at 98.78 sq m (1,063 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – C

TERMS

Our client is seeking a rent of £8,300 per annum.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

