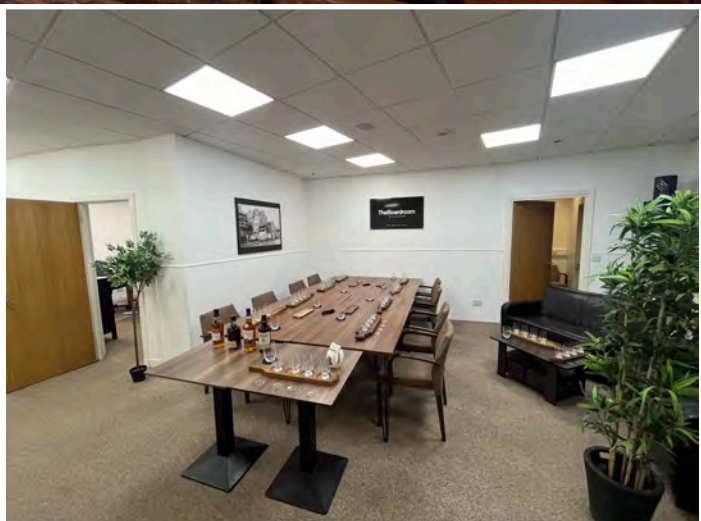
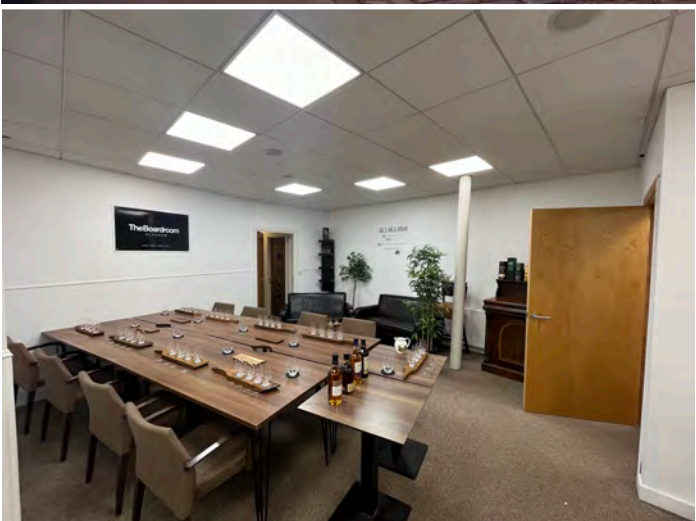




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TO LET

Ground Floor - 27-29 Goosedubbs Lane, Glasgow G1 5HT

- ✓ Contemporary Studio/Workshop Space
- ✓ Vibrant Location
- ✓ Excellent Car Parking Provision Nearby
- ✓ NIA: 126.42 sq m (1,361 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 ground floor office/studio space within a two storey building with dedicated entrance.

ACCOMMODATION

The accommodation comprises an open plan studio space which has been subdivided into a series of meeting rooms/private offices, kitchen and staff welfare space. The space is flexible and can be redesigned to suit most uses including storage.

FLOOR AREA

We calculate the net internal floor area of the property at 126.42 sq m (1,361 sq ft).

RATEABLE VALUE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – C

TERMS

Our client is seeking a rent of £10,000 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

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