



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

1st Floor (7,8 & 9), 52 St Enoch Square, Glasgow G1 4AA

- ✓ Refurbished commercial space
- ✓ Suitable for a variety of uses
- ✓ Well maintained building
- ✓ NIA: 84.21 sq m (906 sq ft)
- ✓ Offers Over £125,000

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



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LOCATION

St Enoch Square is situated within the heart of Glasgow city centre, adjacent to St Enoch's shopping centre and is home to a mixture of retail, office and leisure uses. An underground station is found within the Square, with a number of buses routes passing immediately to the south on Howard Street. The building within which the office suite is found is situated on the westmost side of St Enoch Square.

DESCRIPTION

The property comprises well presented commercial space contained on the 1st floor of Category B-listed Chamber Building. All floors are served by a manned lift with communal male and female WCs on each floor.

ACCOMMODATION

The accommodation comprises entrance hall, four offices, kitchen and store.

FLOOR AREA

We calculate the net internal floor area of the property at 84.21 sq m (906 sq ft).

SERVICE CHARGE

The annual service charge for the property varies depending on the level of routine maintenance. On average, the annual charge is in the region of £4.00 per sq ft. Further information can be provided on request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects will have a Rateable Value of £5,800 effective 1st April 2026.

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.

PLANNING

The property has most recently been used as an artist's studio and gallery. There are several different uses in the building from retail/service providers through to standard office use. Accordingly, the subjects are able to be used for a wide range of purposes, subject to planning permission.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

PRICE

Our client is seeking offers over £125,000 for their heritable interest in the property.

VAT

VAT is not applicable.

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 purchaser 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 selling agent, Allied Surveyors Scotland Ltd

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