



# Redpath Bruce FOR SALE



99 DOUGLAS STREET, GLASGOW

- OPPORTUNITY TO ACQUIRE WHOLE BUILDING IN PRESTIGIOUS CITY CENTRE LOCATION
- PROPERTY EXTENDS TO 291.34 Sq M (3,137 Sq Ft)
- IDEAL FOR OFFICE OWNER OCCUPIERS
- RESIDENTIAL REDEVELOPMENT OPPORTUNITY (PLANNING APPLICATION SUBMITTED FOR CONVERSION TO 8 FLATS)
- HERITABLE TITLE
- OFFERS INVITED OVER £300,000

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Redpath Bruce LLP Chartered Surveyors

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Redpath Bruce LLP is registered as a limited liability partnership in Scotland No: SO301894. Registered Office: 103 West Regent Street, Glasgow G2 2QD

## LOCATION

Well located in the prestigious location of Blythswood Hill just off Blythswood Square, the property is within convenient walking distance of the city centre and close proximity to Charing Cross train station and the motorway network system with M8 leading west to Glasgow Airport and east to Edinburgh Airport and Edinburgh.

## SITUATION

The property is situated on the west side of Douglas Street between St Vincent Street and West George Street in an established commercial area boasting a number of luxury hotels including the Malmaison and The Blythswood Square Hotel, professional services and major office occupiers.

## DESCRIPTION

The property forms a B-Listed four storey end terrace period office building with both modern and traditional features. There is an imposing main door entrance along with a side entrance and two internal stair cases allowing for subdivision of the property which could be occupied in whole or in parts. The property benefits from gas fired central heating, three separate kitchen facilities and two gents' and three ladies' toilets.

## MEASURED AREAS

The property extends to the following approximate internal areas:

Floor		Sq m	Sq ft
Lower Ground	Offices	45.85	494
	Kitchen/Stores	11.23	121
Ground	Offices	73.74	794
	First	Offices	78.05
Second	Kitchen	2.21	24
	Offices	78.05	840
	Kitchen	2.21	24
	<b>Total (Sq M)</b>	<b>291.34</b>	
	<b>Total (Sq Ft)</b>		<b>3,137</b>

## TENURE

Available Freehold.

## RATES

Due to the property's listed status, no vacant rates will be payable. The property is currently rated as follows:

Main Office: £23,500

2nd Floor Office: £7,400

## PRICE

Offers are invited in excess of £300,000 for the landlord's heritable interest.

## VAT

The property is elected for VAT and therefore, VAT will be payable on the purchase price.

## LEGALS

Each party to be responsible for their own legal costs.

## VIEWING

By arrangement through the sole selling agent:

Christian Bruce

Em: cbruce@redpathbruce.co.uk

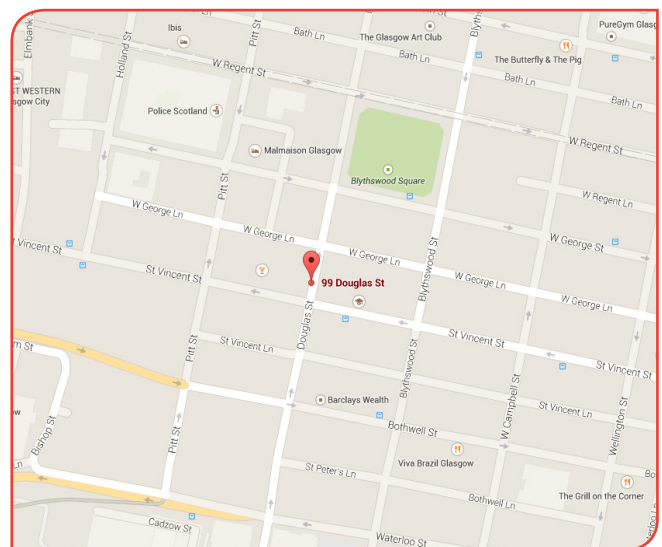
Andrew Hadden

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## LOCATION FINDER

Postcode: G2 4EU Date of Publication - January 2015



## PROPERTY MISDESCRIPTIONS ACT 1991

Redpath Bruce LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

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- (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 the 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 to the correctness of each of them;
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