

DM HALL

To Let
Office



2nd Floor,
82 Mitchell Street,
Glasgow,
G1 3NA

70.65 SQ M
760 SQ FT

Property Details

- Well located office premises within Glasgow City Centre.
- Excellent transport links and amenities.
- 100% rates relief, subject to occupiers' status.
- Rental offers over £7,500 per annum are invited.

LOCATION

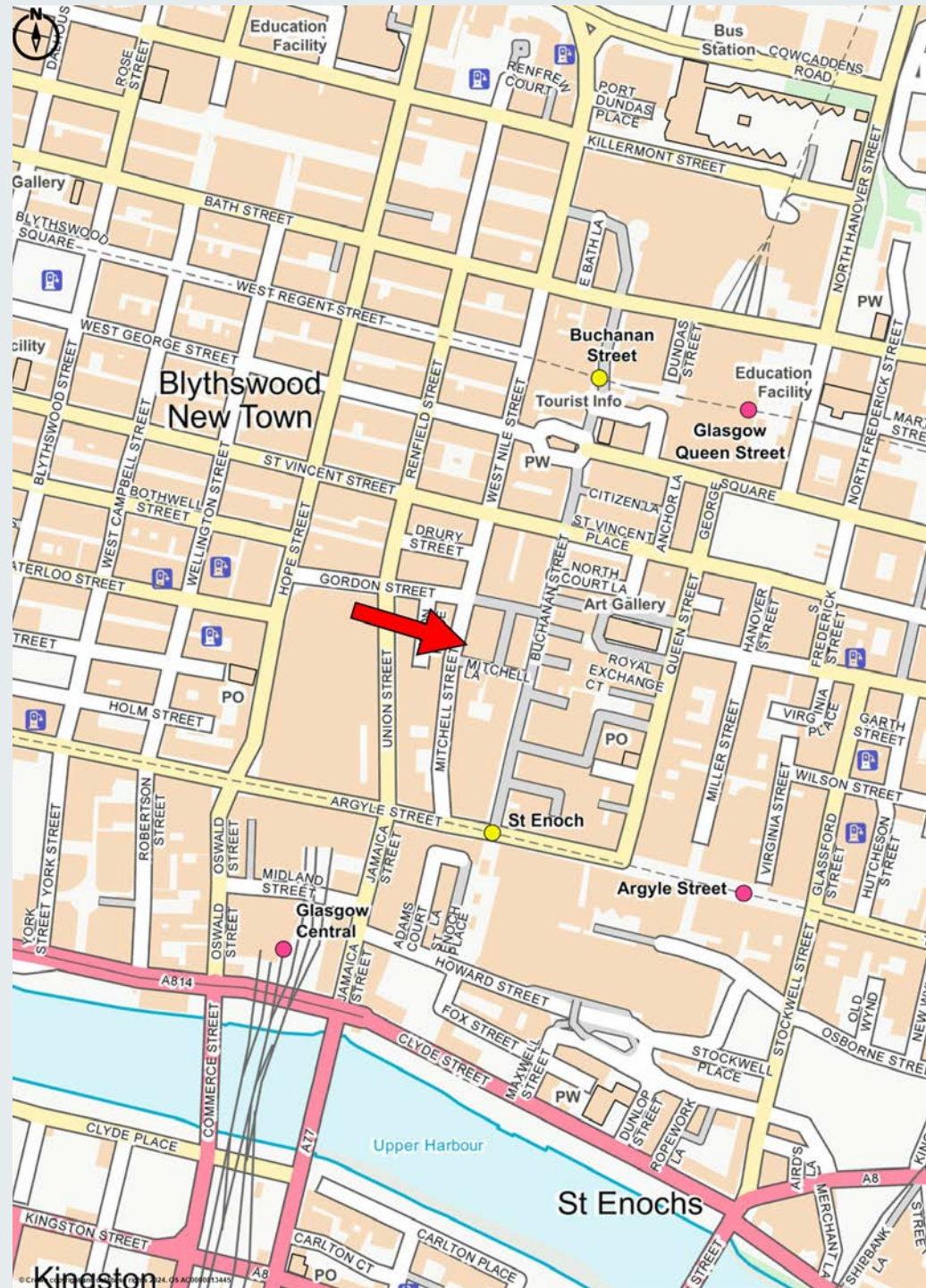
The subjects are located on the northern side of Mitchell Street, within Glasgow City Centre.

The surrounding area is mixed in nature, including, retail, leisure, office and residential occupiers. Nearby occupiers include Henry Healys, Ross's Bar, Barolo, Peace Embassy FFWPU Scotland and Franco Manca.

The subjects benefit from excellent connections with Queen Street, Glasgow Central station and Buchanan Bus Station all within a short distance. Additionally, Mitchell Street car park is situated opposite from the subjects.

Access to the M8, M74 and the Greater Motorway Network is within a short drive.

The approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects are located on the 2nd Floor of a 6-storey building of traditional brick construction and surmounted by a pitched roof.

Internally, the subjects are arranged to provide an open plan, front sales/office with meeting room and private office to the rear.

Access to the premises is via a secured entry system from Mitchell Street. Additional access can be found on 90 Mitchell Street. The subjects benefit from lift access.

Communal toilets are provided on the second floor.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

	sq m	sq ft
Total	70.65	760

LEASE TERMS

Offers in the region of £7,500 per annum are invited.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

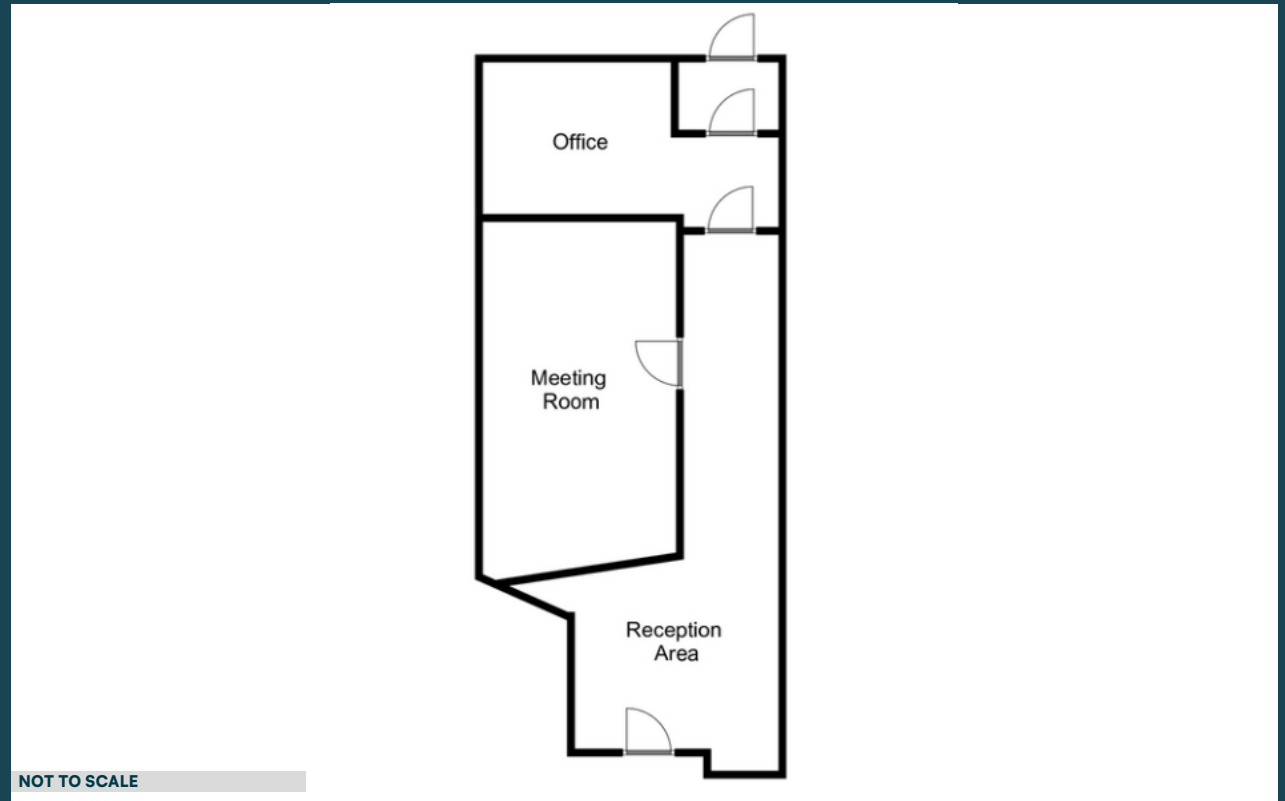
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Leah Sellers

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.