

For Sale

**Former Bank Branch
22 St Enoch Square
Glasgow
G1 4DA**

November 2019

Highlights

- Prominent City Centre location
- Substantial property comprising of basement, ground and mezzanine levels
- Grade B Listed property with a number of Listed traditional interior features.
- 3,848 sq.ft.
(357.48 sq. m.) NIA
- Class 1 & 2 Consent
- Offers over £450,000 are invited.
- **A closing date will be set.**



Location

Situated at the southernmost end of Buchanan Street and adjacent to Argyle Street, two of the city's busiest retail thoroughfares, St Enoch Square is at the heart of Glasgow's shopping district.

The subject property sits directly opposite St Enoch Shopping Centre, housing national retailers including Boots, Tesco, Topshop H&M and Hamleys.

Excellent connectivity is provided by car, rail, bus and subway. As part of the large scale improvements to Glasgow's subway network the St Enoch station has recently undergone a complete renovation and provides inter-city services approximately every 6 minutes. Queen Street and Central Stations are within a 5 minute walk of the subjects providing regular services to every major destination in the UK.

An indicative GOAD plan of the subjects can be found overleaf.

Description

The property comprises the basement, ground and mezzanine levels of a substantial 6 storey traditional building. The basement level provides ample storage, including 3 large strong rooms, a kitchen/staff room and male and female WC's.

Ground floor accommodation is largely open plan, with a number of smaller offices therein.

The mezzanine provides additional WC's and open plan office accommodation.

The main element of the ground floor benefits from an impressive ceiling height and a number of traditional decorative features.

Planning

The property was previously in operation as a bank; therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 Retail.

The property is Grade B Listed with a number of small internal Listed finishes and is located within a Smoke Control Zone.

Rating Assessment

The current rateable value is £93,000.

Please note that it is the responsibility of the purchaser to conduct their own investigations with regard to rating and rates liabilities.

Tenure

Heritable interest (Scottish equivalent of English Freehold).

Services

The property is serviced with water and electricity.

VAT

The property is not registered for VAT.

EPC

This property has an EPC rating of "C" with a score of 43. A certificate is available upon request.

Accommodation

The Net Internal Area of the unit in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq ft	Sq m
Mezzanine	264	24.57
Ground	2,331	216.55
Basement	1,252	116.36
Total	3,847	357.48

Offers

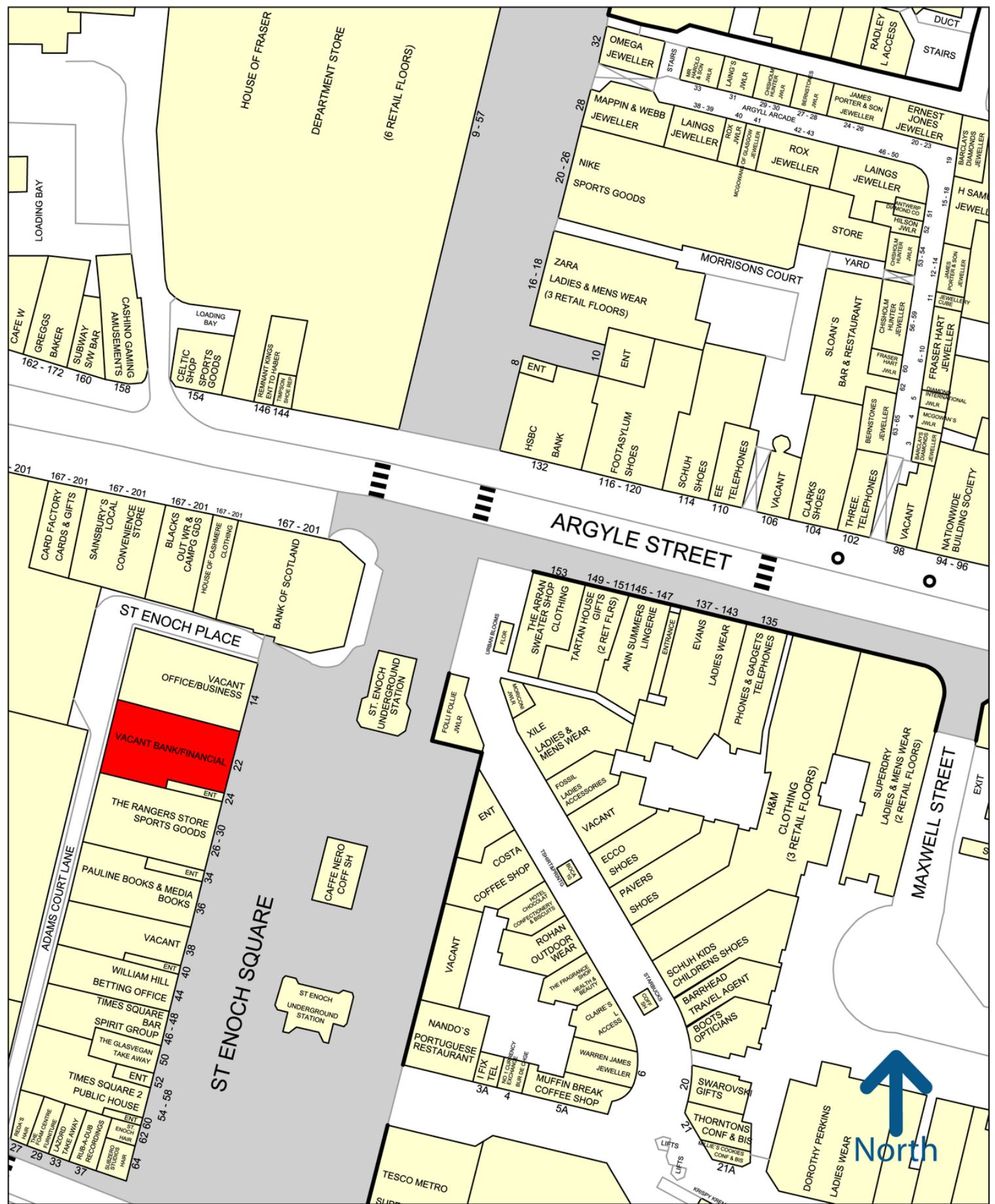
Offers over £450,000 are invited for the heritable interest in the property.

All notes of interest must be made in writing to Avison Young. A closing date will be set.

Viewings

Viewings are strictly by appointment.

Further information will be available through the sole selling agent.



Experian Goad Plan Created: 08/10/2019

Created By: GVA



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