

FOR SALE / TO LET

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David Allison & Company
Chartered Surveyors



ATTRACTIVE OFFICE SUITE

SUITE 3/1, 82 WEST NILE STREET, GLASGOW, G1 3QH

- Attractive third floor offices
- Bright & fully modernised self-contained office suite
- Net Internal Area: **777 sq ft (72.22 sq m)**
- Open plan layout
- Rates free
- Floored loft space
- Offers in the region of £100,000 to purchase
- Rent - £10,000 per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a prime city centre location on the east side of West Nile Street between its junctions with West George Street and Bath Street.

Public transport services, trains, buses, etc., are within short walking distance.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION

The subjects comprise bright and fully modernised self-contained office accommodation situated on the third floor of a four-storey grey sandstone tenement building.

Open plan layout with feature glass fronted meeting room.

ACCOMMODATION & FLOOR AREA

The accommodation comprises a large entrance/reception area, general office, private glass fronted meeting room, toilet and modern kitchen

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **72.22 sq m (777 sq ft)**.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £5,600.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

SALE PRICE/LEASE TERMS

We are instructed to seek offers in the region of £100,000 in respect of a sale.

A rent of £10,000 per annum is sought for a new lease for a term to be agreed .

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

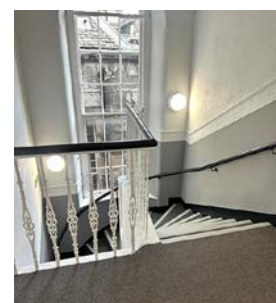
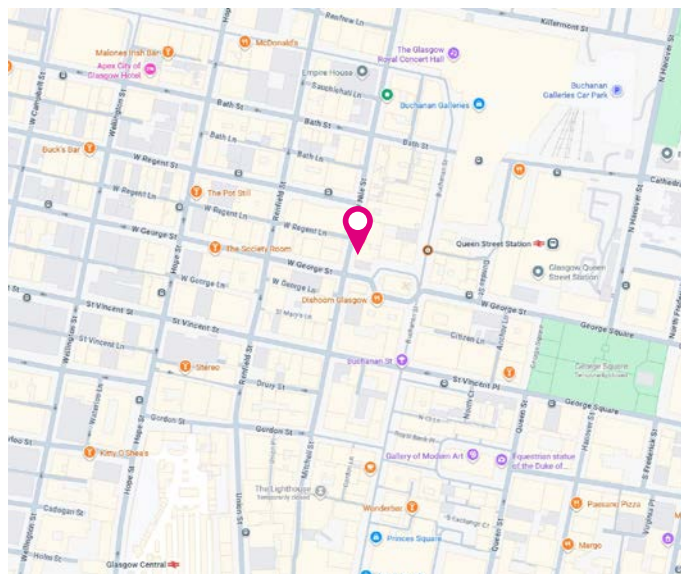
The properties have been assessed for energy performance and currently have a 'D' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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