

**TO LET
COMPACT OFFICE - "OWN FRONT DOOR"
ALSO SUIT CHIRO/OSTEO/PODIATRIST**

**17 LYNEDOCH STREET
GLASGOW
G3 6EF**

Location

The subjects are situated in the Park area of Glasgow convenient for all local amenities and with direct access to the national motorway network. The building forms part of a terrace containing a mix of commercial and residential uses.

Description

The subjects comprise part lower ground floor of a 4-storey building. The upper floors are occupied by Davie & McCulloch Services Engineers and Huq Consulting Structural Engineers.

Accommodation

This is a rare opportunity to acquire a compact suite on lower ground floor with direct access from the public pavement. We have calculated the net internal area of the subjects as;

Offices:	46.8 m ²	504 ft ²
Store:	5 m ²	54 ft ²

Car Parking

There is extensive on street parking in the immediate area.

Proposal

The premises are available on a new FRI lease. Rental offers in excess of £5,500 per annum exclusive are invited.

Energy Performance Certificate

EPC Rating = 'G'. A copy of the EPC and Recommendation Report can be provided on request.



Rates

The SAA website indicates a RV of £10,500 for the entire basement/lower ground floor. As such, a qualifying user should secure 100% discount under the Small Business Bonus Scheme. Interested parties should check with the Council's Finance Department.

Entry

On completion of legal formalities.

Legal Costs

Each party will meet their own legal costs. The ingoing tenant will be responsible for registration dues, LBTT etc.

VAT

This will be charged at the current rate.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing & Further Information

For further information and appointments to view please contact the sole agent;

Whitelaw Baikie Figs

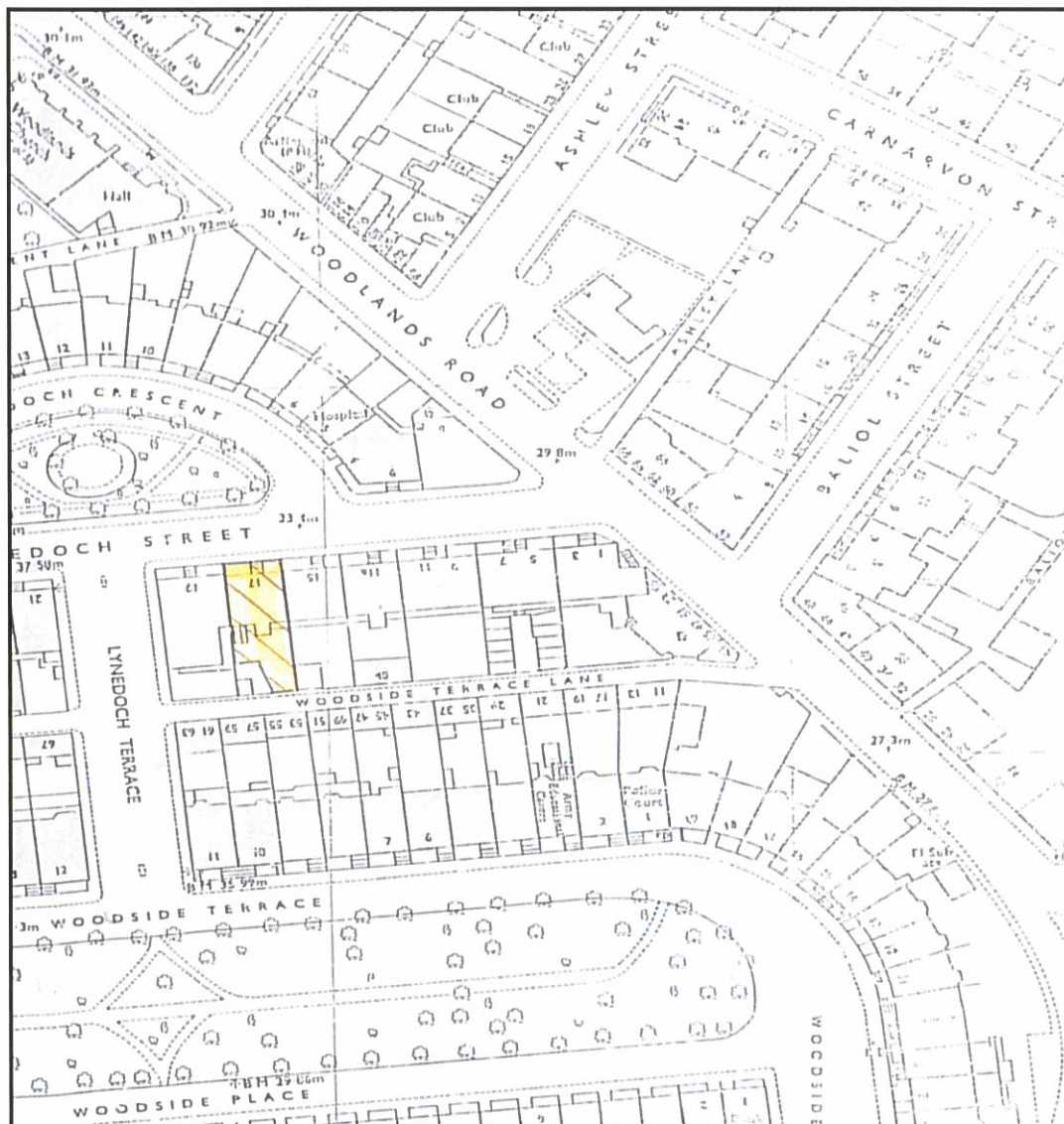
Tel: 0141 221 6161

Contact: David Rooney

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LOCATION PLAN



Details updated: 24th March 2021

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
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