

# FOR SALE/MAY LET

FULL TOWNHOUSE BUILDING

194 BATH STREET • GLASGOW • G2 4LE



- Prestigious Headquarters Office Building with development potential
- Category 'B' Listed
- Original architectural features retained including spectacular domed atrium
- Over 10,000 sq ft net floorspace
- Garaging for 15 cars

**MONTAGU  
EVANS**   
**0141 204 2090**

## LOCATION

The property occupies a prominent location in the City Centre on Bath Street, opposite Glasgow Art Club and close to Blythswood Square, where Principal Blythswood Square, Dakota and Malmaison Hotels are sited.

Buchanan Street and Buchanan Galleries Shopping Centre are within a short walking distance of the property and the location is readily accessible, being close to Charing Cross and the M8 motorway links, and convenient for Central and Queen Street railway stations.

## THE PROPERTY

The property comprises a large mid terraced townhouse building set centrally within a block of similar townhouses, and dating from around 1850.

The building, which is Category 'B' listed, is three storeys and attic over lower ground floor to the front, where there is an elevated stepped entrance to the main door at ground floor level, which bridges the pavement well at the front of the building.

The main building is extended to the rear in a three storey structure which faces onto Sauchiehall Lane, which, owing to the sloping nature of the site, provides vehicular access to the garage via the lowest storey, while the upper storeys feature an open plan atrium with upper gallery area, all under an original glass dome cupola.

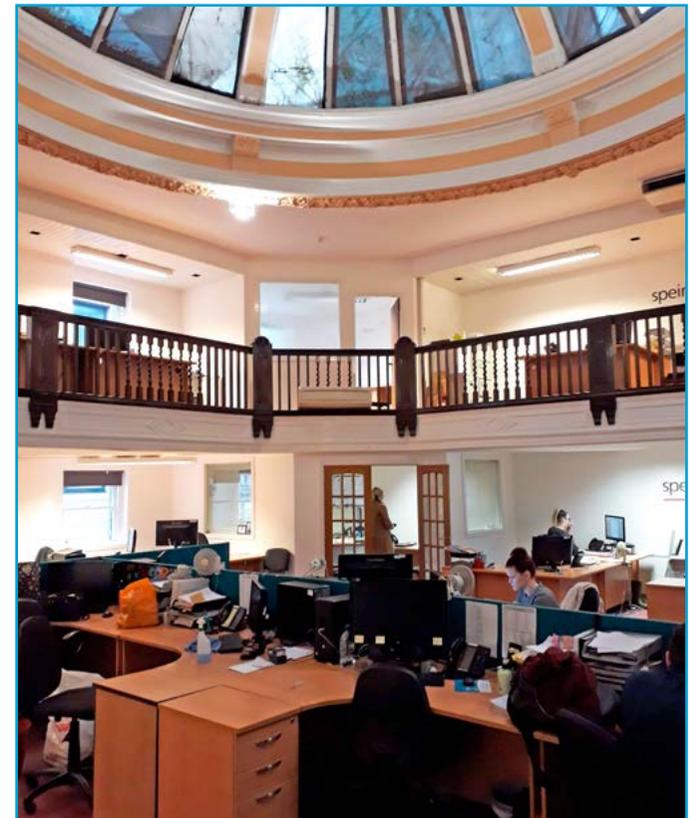
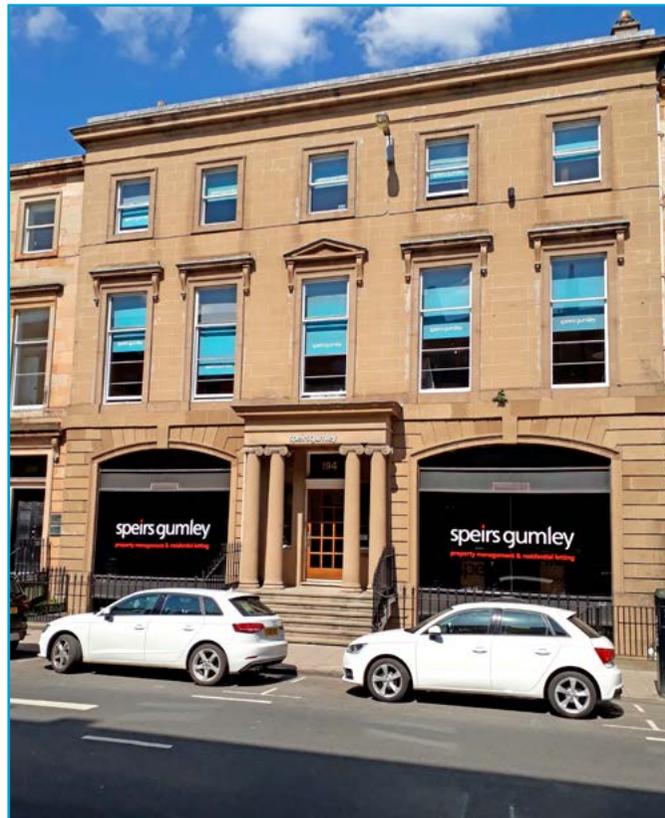
## PLANNING

The property may be suitable for alternative uses subject to planning. Further enquiries should be directed to Glasgow City Council Planning Department on 0141 287 8555.

## RATEABLE VALUE

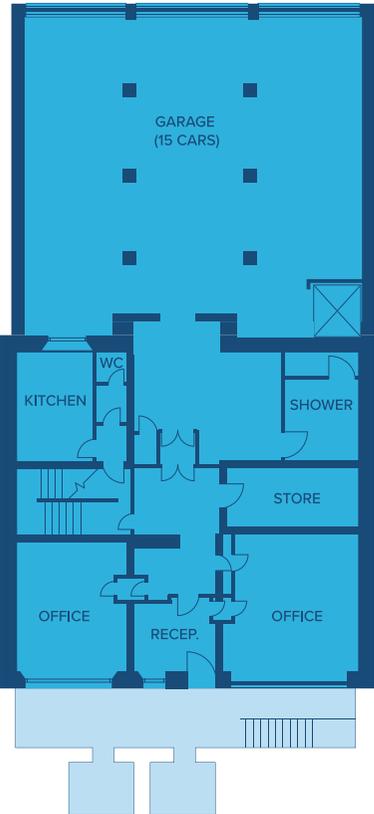
£89,000

FLOOR AREAS	Sq M	Sq Ft
LOWER GROUND	160.87	1,731
GROUND	328.25	3,532
GALLERY	103.82	1,117
FIRST	131.69	1,417
SECOND	128.62	1,384
ATTIC	88.94	957
<b>TOTAL</b>	<b>942.19</b>	<b>10,138</b>

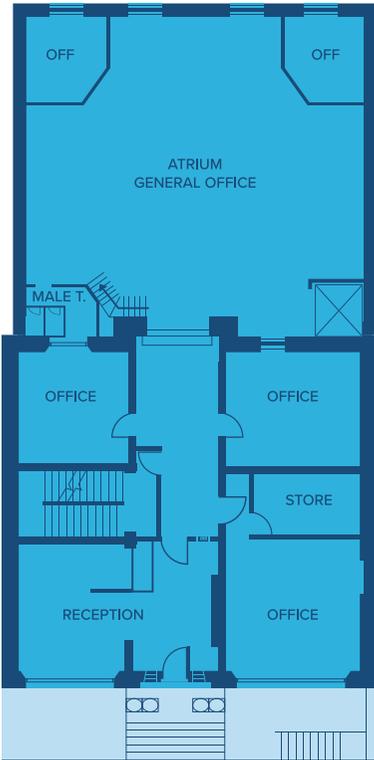


# FLOOR PLANS

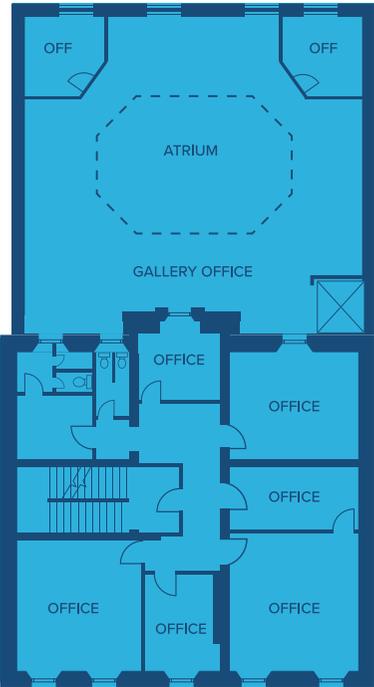
Indicative only – not to scale.



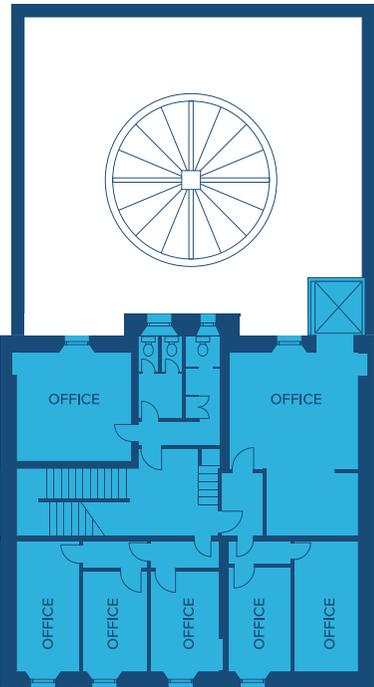
**LOWER  
GROUND FLOOR**



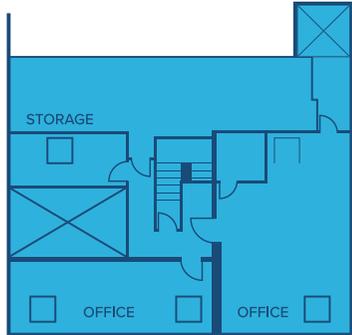
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**ATTIC FLOOR**



## ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'E'.

## LEASE TERMS

The building is available to lease as a whole on the basis of a new lease on flexible terms.

## RENT/PRICE

Rental offers of £125,000 pax. Price on application.

## VAT

All prices, rents, etc. are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, with the ingoing tenant or purchaser responsible for any LBTT, Registration dues and VAT thereon.

## ENTRY

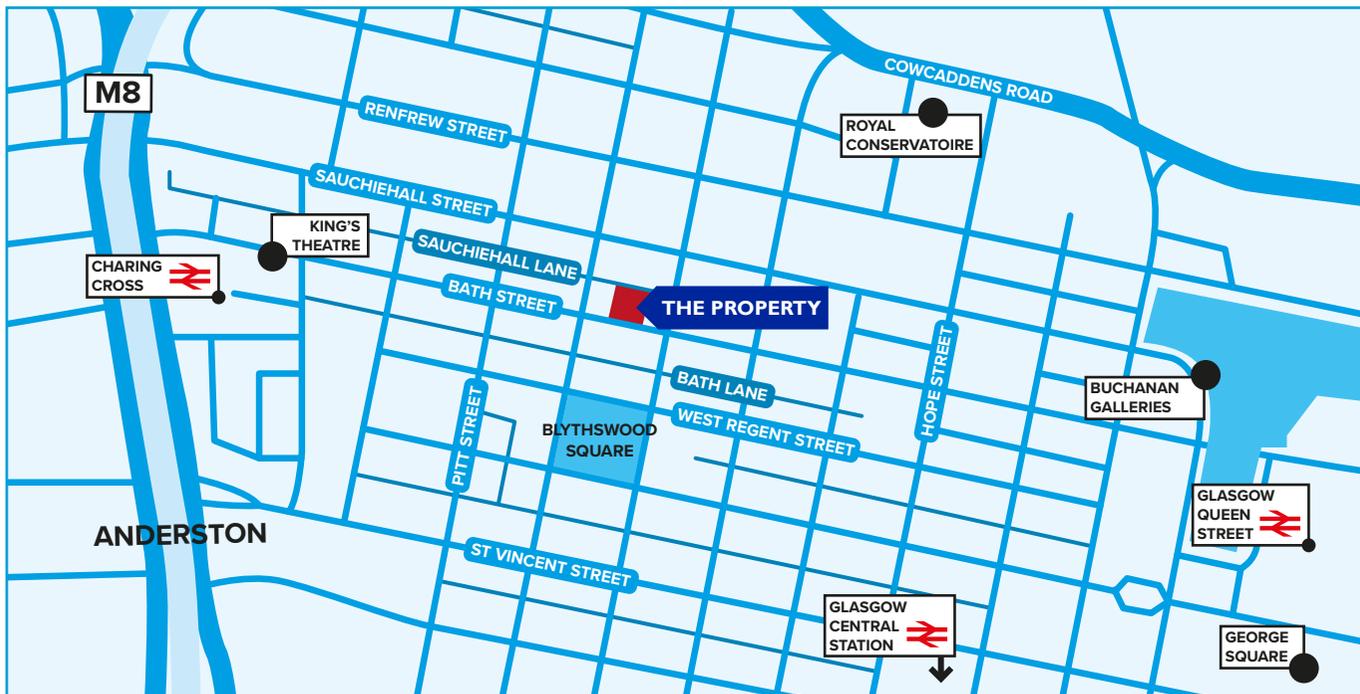
By arrangement – available early 2019.

## VIEWING & FURTHER INFORMATION

On application to the sole agents:

**MONTAGU  
EVANS**  
0141 204 2090

**Stephen McVey**  
302 St Vincent Street, Glasgow G2 5RU  
T: 0141 204 2090 DD: 0141 227 4690  
stephen.mcvay@montagu-evans.co.uk



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