

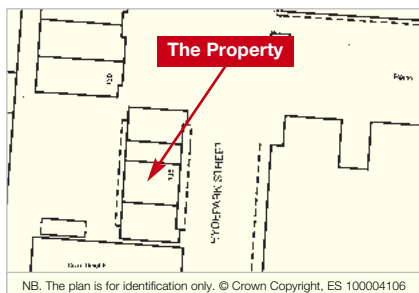
Glasgow

**138 Hydepark Street,
Lanarkshire,
Scotland
G3 8BW**

- **A Well Located Heritable Building**
- Providing Reception and Garage Area at Ground Floor Level with Three Floors of Offices Above
- Part let to Hertz (UK) Limited and The Association of Chartered Certified Accountants (ACCA) with remainder Vacant
- Total NIA Approximately 2,185 sq m (23,524 sq ft) in total
- Potential for Change of Use/Redevelopment, subject to obtaining all necessary consents (see Planning Paragraph)
- Total Current Rents Reserved

£100,978 per annum (equivalent) from Ground and Third Floors with First and Second Floor Office Units Vacant

SIX WEEK COMPLETION AVAILABLE



To View

To view please email pam.huggett@allsop.co.uk using the subject heading 'Viewings Lot 73'.

Seller's Solicitor

Weightmans (Scotland) LLP
(Ref: Mr B Finlayson).
Tel: 0141 375 0863.
Email: bryan.finlayson@weightmans.com

**INVESTMENT/PART VACANT –
Heritable Building**



Tenure

Heritable.

Location

The property is situated on the north bank of the River Clyde and opposite Central Quay, within 10 minutes walk of Glasgow city centre. Road communications are provided by the M8 Motorway, which is approximately a quarter of a mile to the east. Occupiers close by include NHS and Media Scotland. Glasgow Central Rail Station is within a 15 minute walk to the east. The SSE Hydro Arena and Kelvingrove Park are also close by.

Description

The property comprises a modern building arranged over ground and three upper floors. The ground floor provides a car hire reception area and garage, whilst the upper floors provide three levels of office accommodation which benefit from a separate entrance. The property benefits from a car park area to the rear which is accessible from the northern end of the site.

Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The information contained within the schedule set out below was supplied by the Seller.

VAT

VAT is applicable to this lot.

Planning

Local Planning Authority: Glasgow City Council.
Tel: 0141 287 6060.
Email: planningenquiry@glasgow.gov.uk

The property affords potential for change of use/redevelopment subject to obtaining all necessary consents.

A planning application was submitted (Reference: 04/02909/DC) dated 23rd August 2004 for 'erection of residential development including ground floor commercial unit'. This application sought consent for 128 apartments (GIA approximately 7,427 sq m (79,943 sq ft)), a commercial unit extending to approximately 61 sq m (657 sq ft) and 96 parking spaces. The application was subsequently withdrawn. Prospective purchasers are referred to an email dated 5th August 2015 from a Mr B Greenock of Glasgow Council, which reads as follows: "...In 2005 the Planning Authority were 'minded to grant' application 04/02909/DC subject to conditions and the completion of a Legal Agreement, covering a developer contribution of £154,400 towards 'open space provision...".

I would however reiterate our general support for 'mixed development' around the locus of this site".

A copy of this email is available for inspection in the legal pack.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.
Ground Floor	Reception and Garage	837.61 sq m (9,016 sq ft)	Hertz (UK) Limited (1)	15 years from 18th June 2001 (holding over until December 2016)	£47,500 p.a.
First Floor	Office	449.28 sq m (4,836 sq ft)	Vacant	–	–
Second Floor	Office	449.28 sq m (4,836 sq ft)	Vacant	–	–
Third Floor	Office	449.28 sq m (4,836 sq ft)	The Association of Chartered Certified Accountants (ACCA)	5 years from 4th April 2011	£53,478 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

