SUTTONS
COMMERCIAL PROPERTY CONSULTANTS

8 St James Square,St James, London SW1Y 4JU
Tel 020 8187 8492, Mobile 07973 801 729
Email:rsabharwal@suttonscommercial.com
www.theaskingprice.co.uk

REFERENCE: 17009 - Hatrack Building, Glasgow

Iconic Landmark Office investment-Glasgow

ADDRESS: Hatrack Building, 144 St Vincent Street, Glasgow G2 5LQ

- Well located in the heart of city centre
- Low rent of £13.50 per sq ft
- Rent was £15.75 per sq ft in 2018
- Category A Listed building
- Super smart office accommodation of 15714 sq ft divided into small units
- 4233 sq ft vacant with potential to increase rent by £60,000 per annum

LOCATION

The City of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 Motorways and has its own international airport.

SITUATION

The property is situated on the north side of St Vincent Street in the heart of Glasgow city centre. St Vincent Street is one of the main office locations in Glasgow city centre with other nearby office occupiers. The property is centrally located some 250 yards north-west of Glasgow Central Railway Station and some 500 yards south-west of Queen Street Railway Station, whilst Junction 19 of the M8 Motorway is within half a mile to the west. Occupiers close by include RBS, Santander, KPMG, HBOS and Jones Lang LaSalle amongst many others.

DESCRIPTION

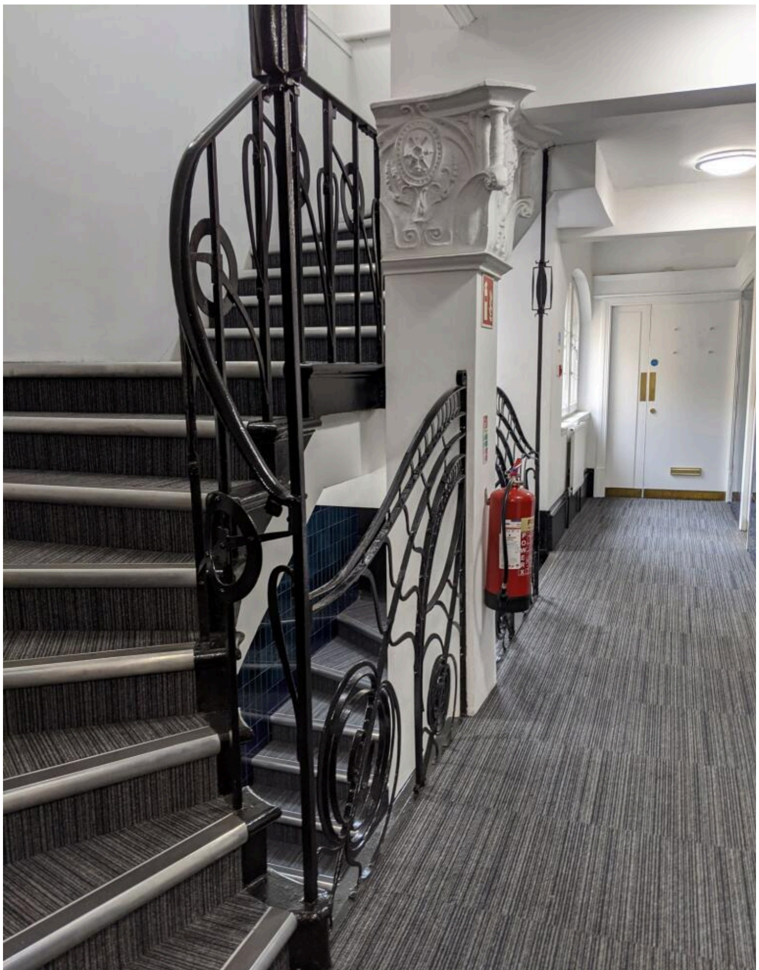
This attractive category A Listed property was designed by the famous Glasgow architect James Salmon Jr and was completed in 1902. It is arranged over the ground and seven upper floors to provide office accommodation, The property benefits from two 8-person passenger lifts which serve all office floors, whilst WC and tea preparation facilities are also on each floor. The lower ground floor café and bar are not included in the sale. The vendors have completed a refurbishment of the building-both exterior brickwork and interiors

ACCOMMODATION & TENANCY: See schedule attached **TOTAL RENT:** £167,301 per annum

TENURE: Heritable-Scottish equivalent of English Freehold **VAT:** Applicable

PRICE £1,500,000-10.5% Net

Tenant name	Suite Number	Area in sqft	Annual Rent	Rent PSF	lease start	lease expiry
Active-MCMM Properties	Ground floor (front)	769	13,500	13.50	01-12-2025	30-11-2027
Vacant	Ground floor (rear)	1,020	-	13.50		
Metix Limited	1st Floor	2,005	32,080	13.50	12.11.2023	11.11.2026
vacant	2nd floor front	917	-	13.50		
vacant	2nd floor rear	1,129	-	13.50		
Outbooks Ltd	3rd floor	1,974	26,649	13.50	01-08-2025	31-07-2027
MCMM Properties	4th floor rear	901	15,512	17.22	06-09-2022	05-09-2027
MCMM Properties	4th floor front	1,152	12,164	10.56	01-02-2021	05-09-2027
Core Associates Ltd	5th floor rear	900	16,338	18.15	01-08-2023	31-07-2028
vacant	5th floor front	1,167	-	13.50		
McKinlay Kidd Ltd	6th floor front	751	10,139	13.50	21-08-2021	20-08-2027
McKinlay Kidd Ltd	6th floor rear	1,160	15,660	13.50	21-08-2021	20-08-2027
Jam Hot Ideas Ltd	7th floor front	721	9,734	13.50	30-04-2025	15-05-2029
Jung Shim Limited	7th floor rear	1,148	15,525	13.52	01-05-2021	30-04-2027
Total		15,714	£167,301			




FIRE EXIT