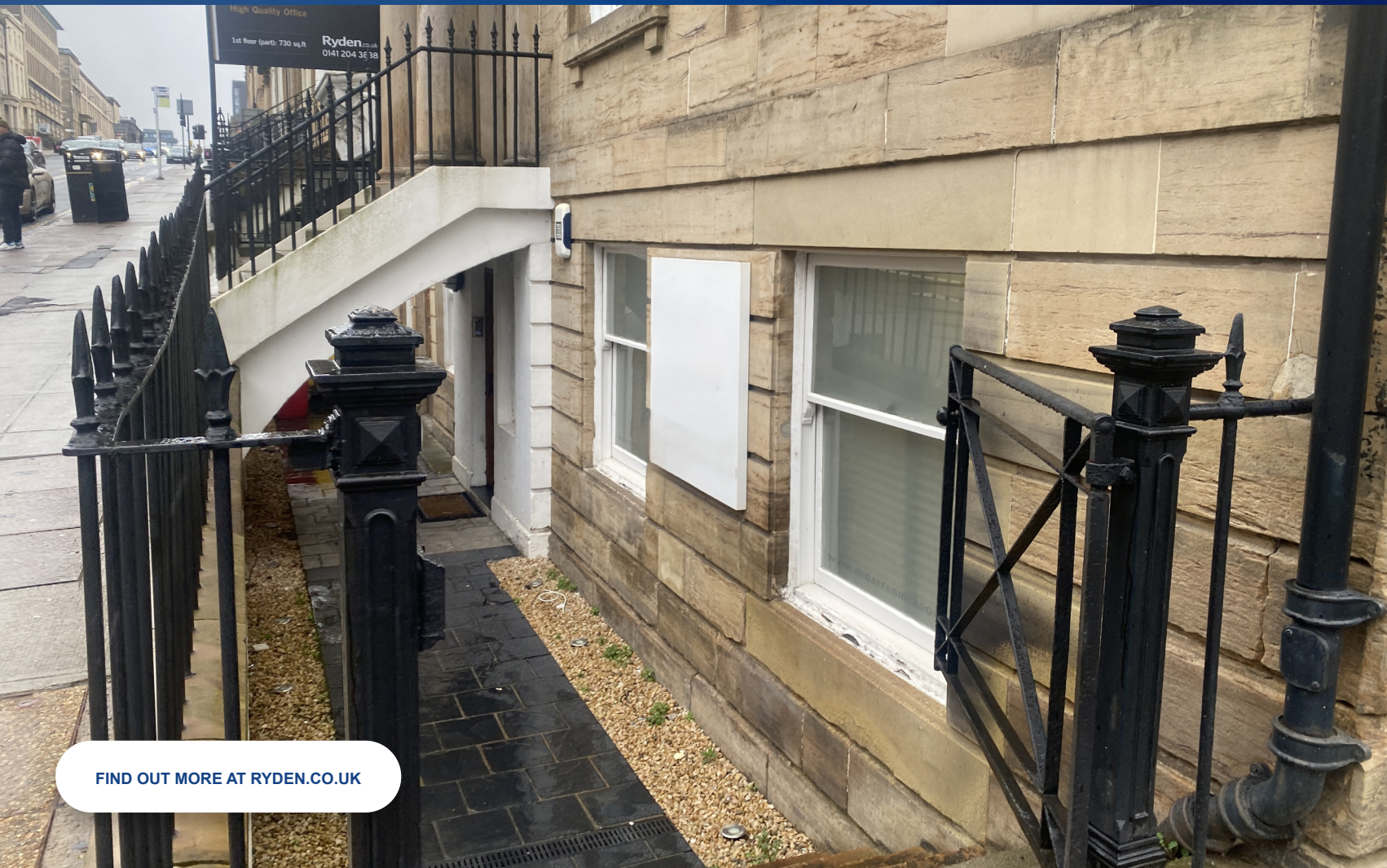


Ryden

TO LET

CLASS 1A USE
121 SQ M (1,305 SQ FT)



204 WEST GEORGE
STREET
GLASGOW
G2 2PQ

RARE OPPORTUNITY TO
ACQUIRE SURGERY /
CONSULTANCY PREMISES

FITTED WITH 3 TREATMENT
ROOMS, RECEPTION,
CUSTOMER AND STAFF
ACCOMMODATION

DEDICATED ENTRANCE

AVAILABLE FOR
OCCUPATION IN Q1 2025

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Glasgow is Scotland's largest city with a population in excess of 600,000 and 2 million people within a 20 minute drive time. The premises are located on the north side of West George Street on the corner of Wellington Street.

Nearby occupiers include The Golf Bar, Caffe Calla, Gamba, Skin & Body Cosmetic Clinic, Bucks Bar and Sarti.

DESCRIPTION

The premises occupy the lower ground level of a townhouse and currently trade as a clinic and would be suitable as a dental practice or other similar uses. The premises have been fitted to a high standard where there are 3 treatment rooms with customer reception areas and WC's and further staff accommodation.

ACCOMMODATION

We understand that the property benefits from the following net internal area;

	SQ FT	SQ M
LOWER GROUND	1,305	121

LEASE

The subjects are available on a new lease with 5 yearly rent reviews.

RENT

Upon application.

EPC

The property has an Energy Performance rating of C. Certificate available upon application.



RATING

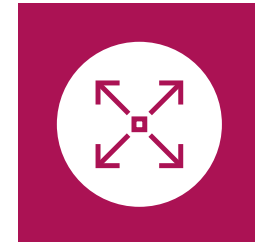
The current rateable value for the property is £15,700. The UBR is £0.498 and rates payable in the order of £7,818. Ingoing tenants may qualify for Small Business Bonus Scheme where a discount may be available. Ingoing tenant should make their own enquiries to the rating authority.

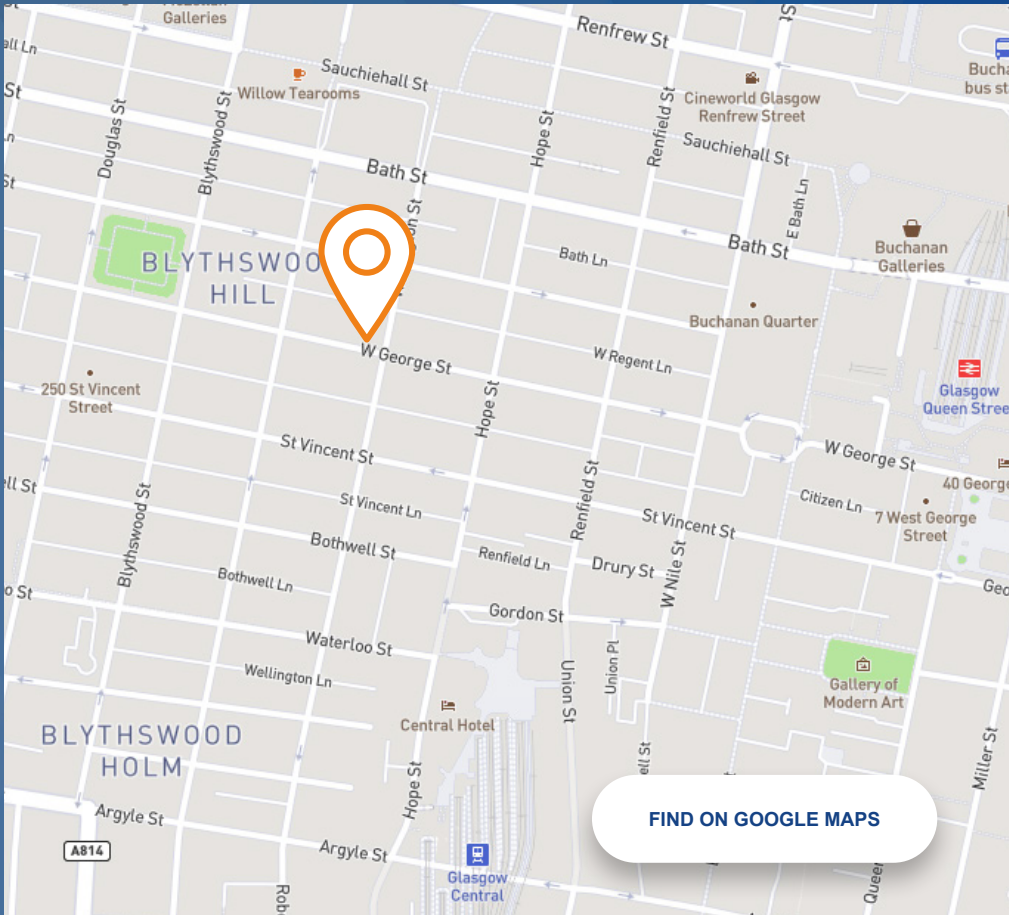
VAT

VAT will be charged on the rent. Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.





GET IN TOUCH

Please get in touch with our letting agent for more details.

John Conroy

T 07979 494 915

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Ryden

ONYX

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Glasgow

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2024**



Designed by thefifthhouse.co.uk



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FIND ON GOOGLE MAPS