



RARE OPPORTUNITY
TO PURCHASE
A FULL TOWNHOUSE

198

WEST GEORGE STREET

GLASGOW | G2 2NR

FOR SALE

7,368 sq ft



Play Fly Through Video

City Centre Prime Location

Corner building with feature rooms and open plan areas

Superb Landmark A Listed Townhouse

5 private car spaces

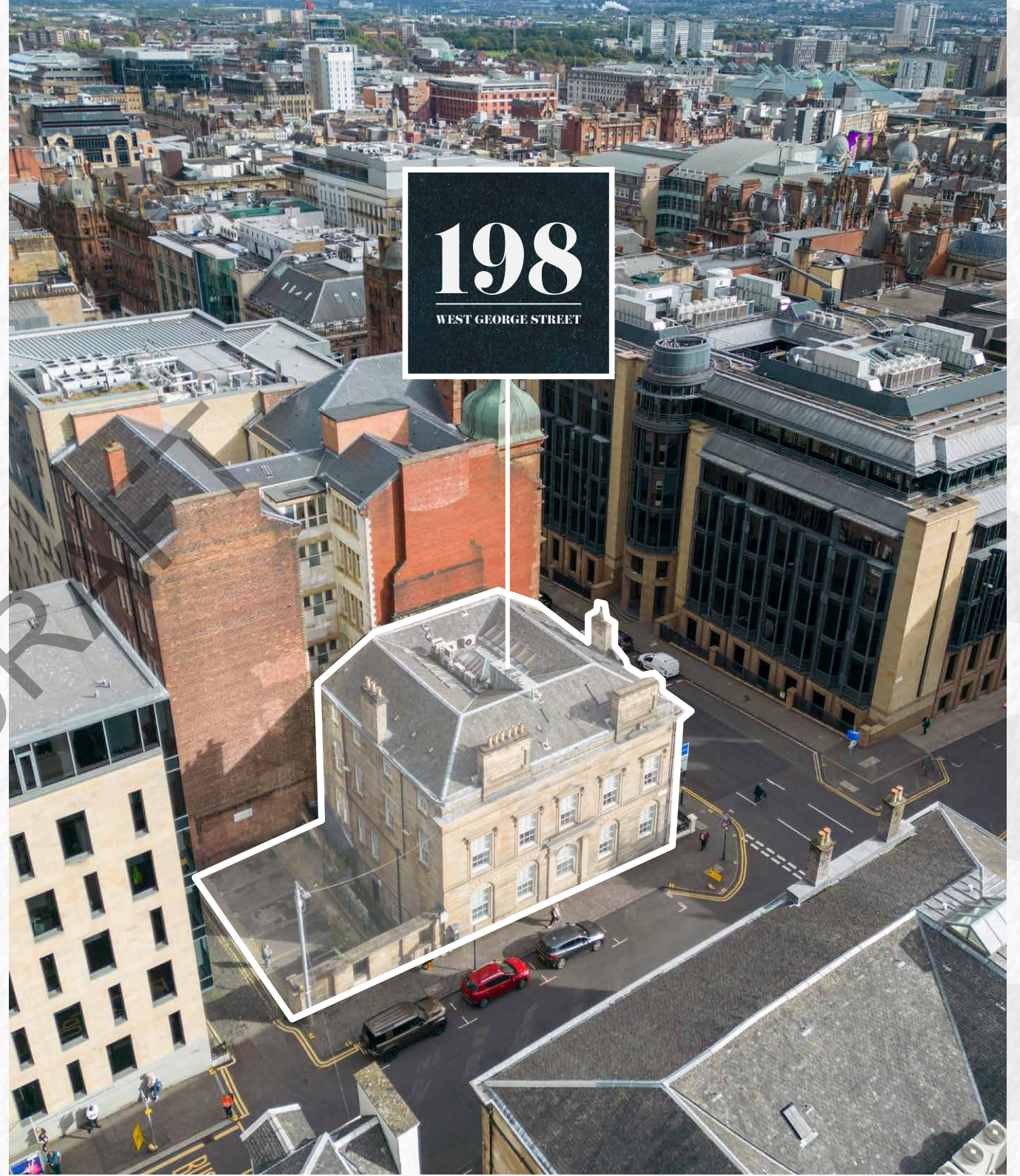
Potential for alternative use

LOCATION

A wonderful landmark building on the corner of West George Street and Wellington Street, this south facing property sits in the heart of Glasgow's prime business area.

The location is excellent for public transport, multi storey car parks, restaurants, retail, coffee shops and all of Glasgow's city centre amenities.

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DESCRIPTION



Constructed around 1830, this lovely prominent category A listed building has been used as offices for many years.



Providing arrival and office space over lower ground, ground, 1st and 2nd floors, the building has large common areas and retains some outstanding period rooms with original features whilst also providing excellent open plan working areas.



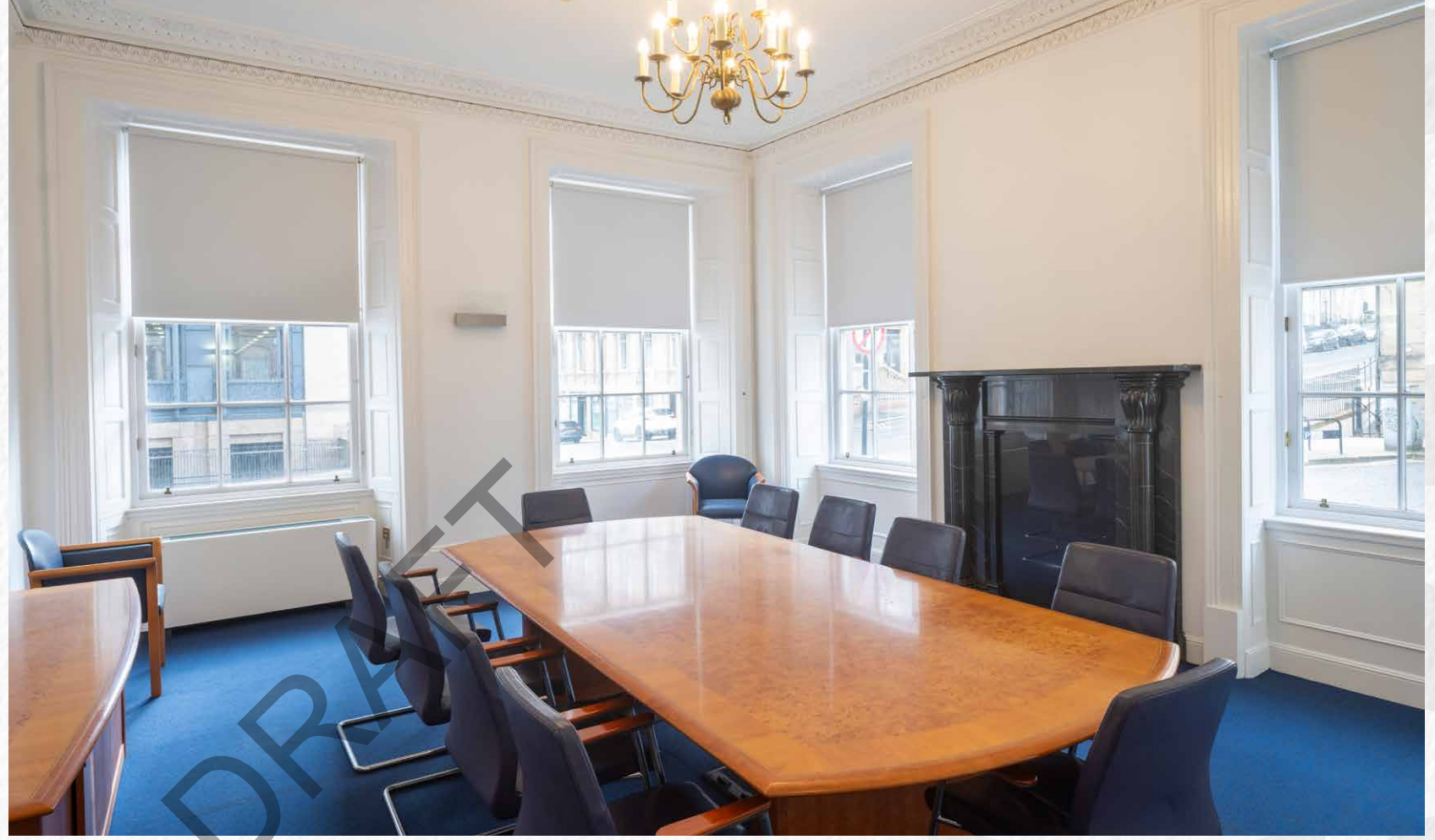
The large windows generate excellent natural light. The offices have air conditioning and access flooring with utilities/distribution floor boxes.



Ample male and female toilet facilities are provided plus kitchen and tea prep areas.



The lower ground floor is capable of separate occupation



ACCOMMODATION

The building provides the following accommodation:

Floor	Sq Ft	Sq M
Second	1,717	159.5
First	2,090	194.2
Ground	1,922	178.6
Lower Ground	1,639	152.3
TOTAL	7,368	684.6

Please click here for a **Building Fly Through**



Please click here for **Interior Design Concepts**

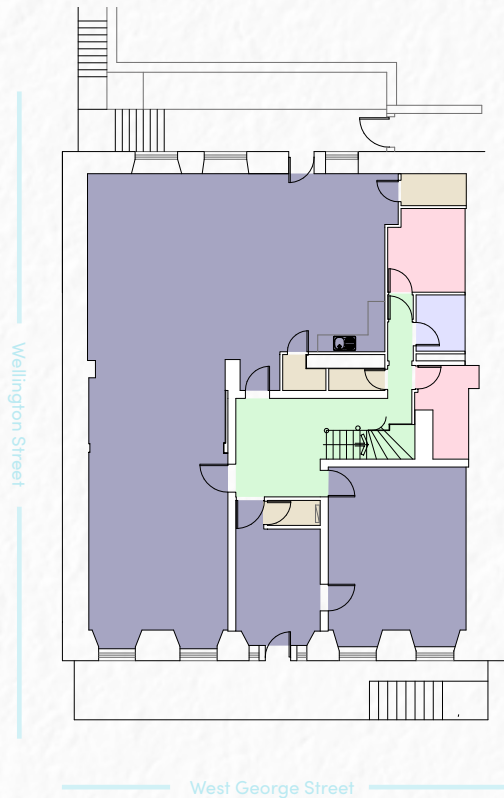


Key:

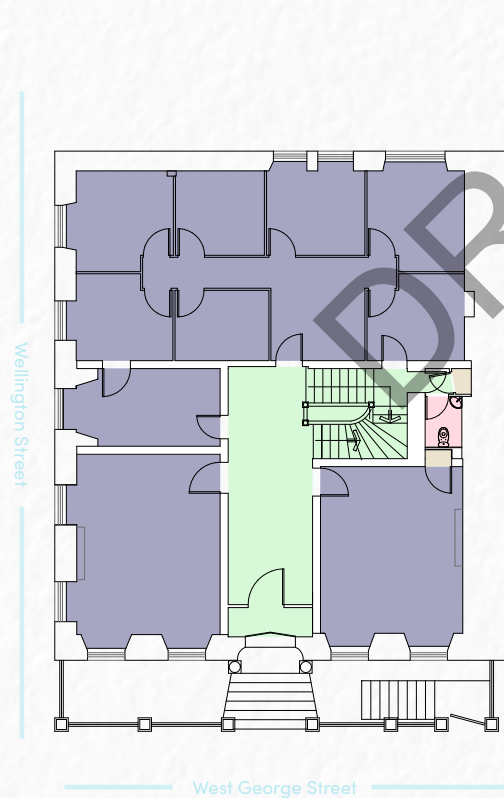
- Office
- WC
- Store
- Tea Prep
- Stairs/corridor
- Comms



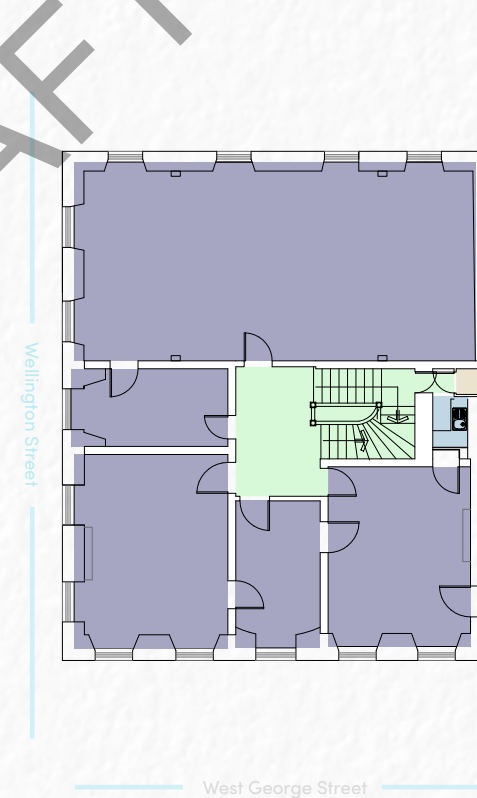
Lower Ground Floor



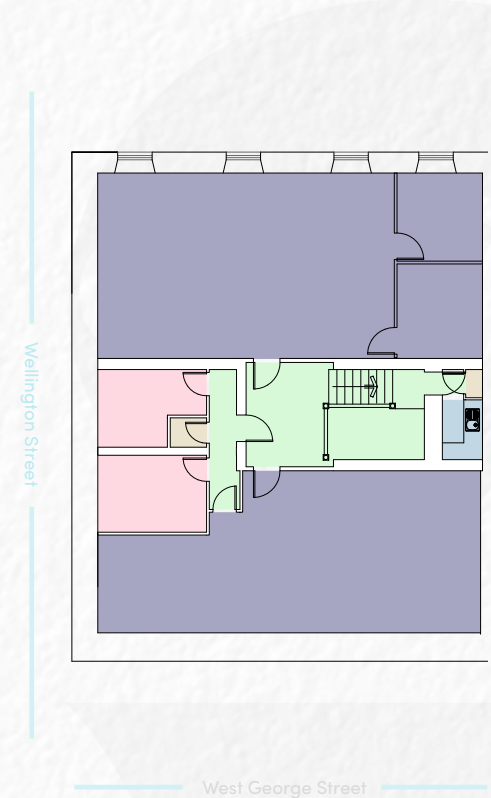
Ground Floor



First Floor



Second Floor



CAD versions of these plans are available on request.

CAR PARKING

The building has a private car park for 5 cars immediately to the rear.

GENERAL INFORMATION

The building is immediately available as shown.

Click [here](#) for some recently prepared design images and concepts.

RATES

The property is entered in the valuation roll with the following rateable values:

2nd Floor	RV £19,000
1st Floor	RV £26,000
Ground Floor	RV £22,500
Lower Ground/ Basement Floor	RV £19,800
Car Spaces	RV £9,500

Further information on request.

PRICE

Offers are invited to purchase our clients heritable interest.

EPC

The EPC is B. A copy is available on request.

VAT

All building charges will be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

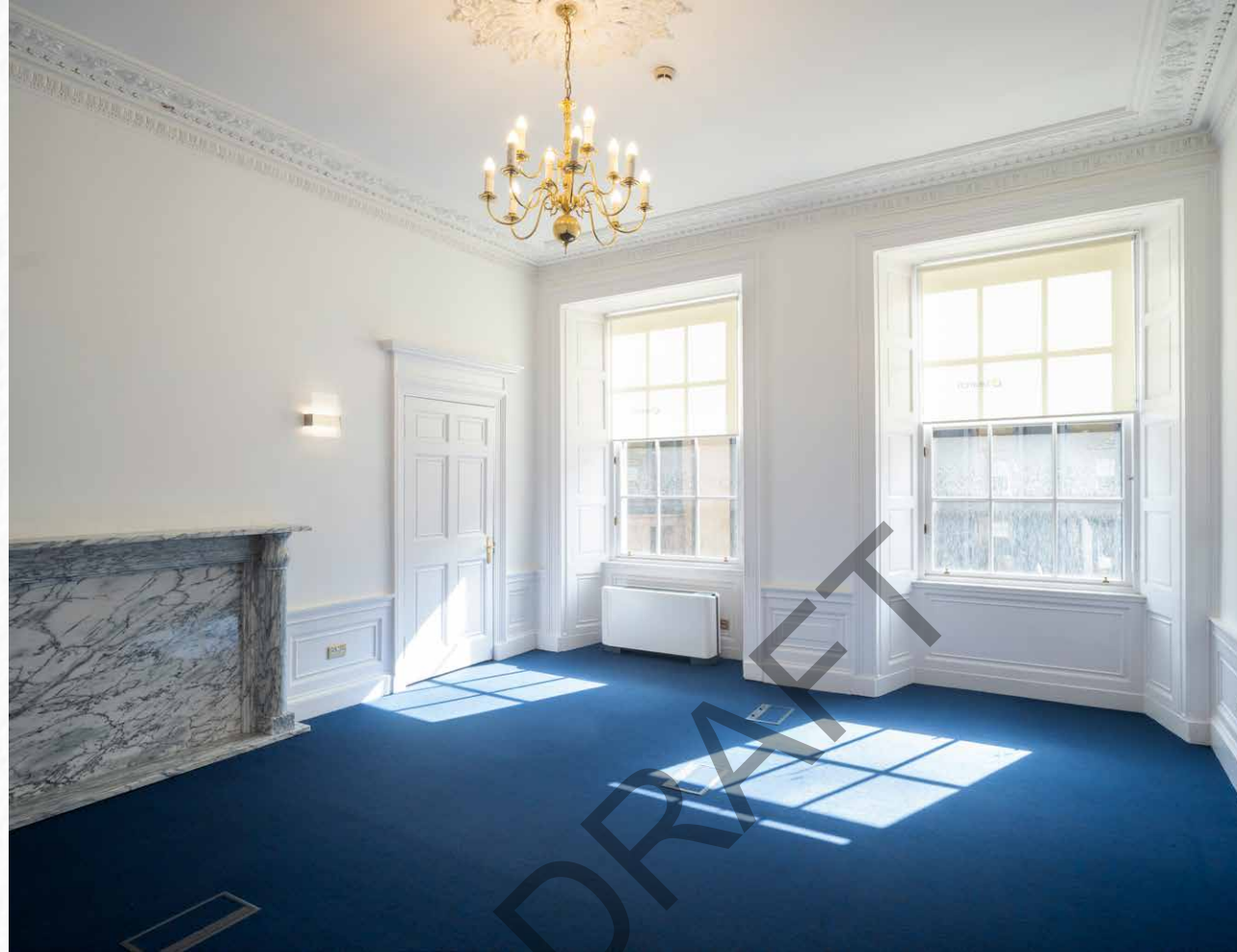
ALTERNATIVE USE

The building may suit a range of alternative uses, interested parties are required to satisfy themselves on all diligence in respect of any alternative use at the property.

AML REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Savills and Phil Reid Associates may be required to establish the identity and source of funds of all parties to property transactions.





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FURTHER INFORMATION

For further details, to view or to discuss your requirements, please contact:

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