



BRITTON
PROPERTY

Investment For Sale

Finlay House, 10-24 West Nile Street,
Glasgow G1 2PP



Prime City Centre Location

Modern Open Plan Floor Plates

Total Area: 22,288 sqft

Planning submitted for 48 Student Suites

Current passing rent: £273,978pa

Price: o/o £1,650,000

Location

The property is situated on the east side of West Nile Street at its junction with Gordon Street and St Vincent Street in Glasgow's city centre.

The city has a population of 600,000 people making it Scotland's largest city. The region surrounding the conurbation has approximately 2.3 million people within a one hour drive, which is more than 40% of Scotland's entire population, making it the fifth largest urban area in the UK. The central belt of Scotland is home to 3.5 million people and is one of the top 20 largest urban regions in Europe.

The property is also situated in the prime retail and leisure pitch within Glasgow City Centre with nearby occupiers including Innes & Gunn, Las Iguanas, All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys, Miller and Carter, Lush, Apple, Kiehls, The White Company and Oliver Bonas to name just a few.

Accommodation

Finlay House is a prominent Glasgow office building constructed around the early 1980s. It is of brick built construction and is arranged over basement, ground and 4 upper floors.

The building provides modern open plan office accommodation on the upper floors and leisure use at ground floor level. The general specification of the upper floors are as follows:

- Combination of raised access floors and under floor trunking
- Suspended ceilings incorporating LED lights
- VRF Air Conditioning
- Full height double glazed windows to the front and rear
- Shallow floor plates benefiting from excellent natural light
- 2 passenger lifts
- Commissionaire manned reception Disabled access
- Male, female and accessible WCs on each floor
- Shower facility in the basement
- A dedicated external balcony on the 4th floor

The premises extend to the following areas –

1 st Floor –	8,885 sqft	825.44 sqm
2 nd Floor –	6,336 sqft	588.63 sqm
3 rd Floor –	4,046 sqft	375.88 sqm
4 th Floor –	3,021 sqft	280.66 sqm

Investment Summary

Two floors are currently income producing and let on the following terms –

1st Floor – Held on a full repairing and insuring lease to Succession Wealth Ltd expiring 31st January 2028. Passing rent is £159,930pa.

2nd Floor - Held on a full repairing and insuring lease to Foundation for Credit Counselling expiring 1st March 2027. Passing rent is £114,048pa.



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EPC

On application

Planning

A planning application has been submitted to Glasgow City Council with Reference:23/026767/FUL for upper floor conversion to form 48 self-contained single suit student accommodation / bedsit.

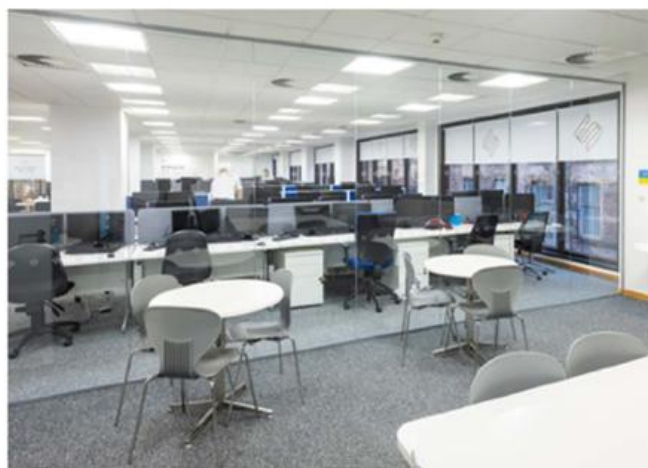
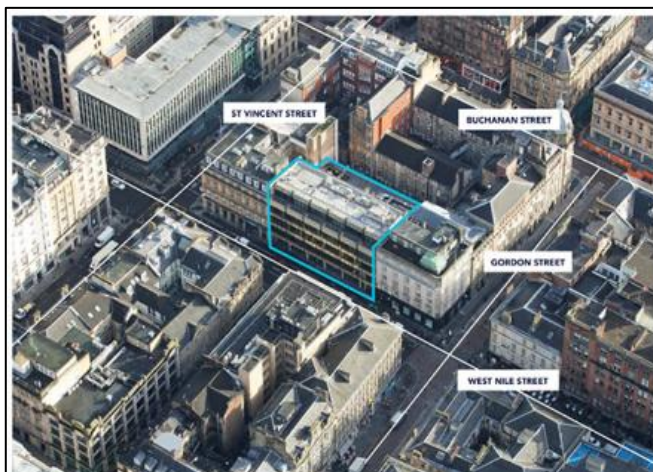
Each suite will contain a kitchen, ensuite shower, study space and bed. The application is currently pending . Further information can be obtained via Glasgow City Council Planning Portal.

Price

o/o £1,650,000

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

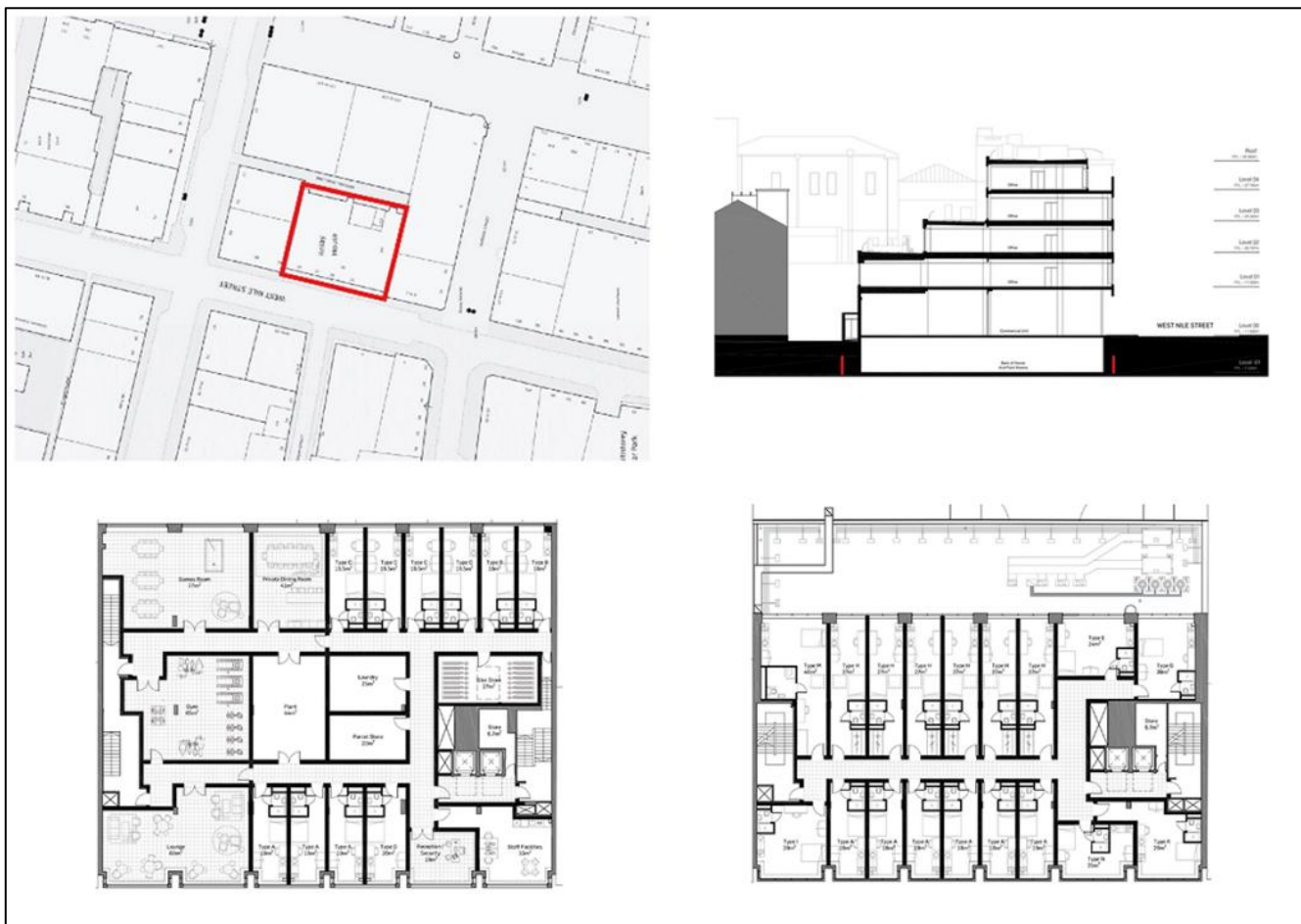




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Viewing strictly by appointment with BRITTON PROPERTY

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