

# Lot 19, 160 to 164 Bath Street, Glasgow,

**G2 4TB**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Heritable City Centre Office with Residential Development Potential (Subject to Consents)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Heritable City Centre Office with Residential Development Potential (Subject to Consents)

- Office accommodation of Approximately 933.09 sq m (10,046 sq ft)
- Asset Management Opportunity
- City Centre Location
- Potential for Residential Development (subject to consents)
- 500m East of Buchanan Street, Glasgow Pride Retailing Street and 400m from Glasgow Central Station
- Neighbouring Occupiers include PureGym, Primark, Tesco, Boots, Hilton Hotel, Costa Coffee, Greggs and TK Maxx

#### Lot

19

#### Auction

12th December 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of Trustees of a SIPP

#### Location

##### Miles

47 miles west of Edinburgh

##### Roads

A8, A74, M8 (Junction 19)

##### Rail

Argyle Street Station, Glasgow Central Station, Glasgow Queen Street Station

##### Air

Glasgow International Airport (9 miles west)

#### Situation

Bath Street is one of the main routes running east-west across Glasgow City Centre. The property is situated on its northern side between its junctions with West Campbell Street and Blythswood Street, just 500m from the busy Buchanan Street, Glasgow's premier pedestrianised retailing thoroughfare and 600m from Glasgow Queen Street Station.

Neighbouring occupiers include PureGym, Primark, Tesco, Boots, Hilton Hotel, Costa Coffee, Greggs and TK Maxx.

#### Tenure

Heritable.

#### Description

The property comprises an attractive and substantial office accommodation on the part ground, first and second floors, within a Grade B Listed building. The main points of access are from two main doors from no. 160 and 164 Bath Street.

The property benefits from residential development potential, subject to consents.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Entrance/Ancillary	66.52	(716)	VACANT POSSESSION
First	Office	428.83	(4,616)	
Second	Office	437.94	(4,714)	
<b>Total Approximate Floor Area</b>		<b>933.29</b>	<b>(10,046)</b>	

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## Contacts

### Acuitus

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### Seller's Solicitors

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2024