

Lot 14, 221 West George Street, Glasgow,

G2 2ND

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Multi-Let Heritable Office and Leisure Opportunity

www.acutus.co.uk

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Property Information

Multi-Let Heritable Office and Leisure Opportunity

- Prime position within Central Glasgow
- Modern Office providing 21,115 sq. ft. (1,959.63 sq. m.) of open plan accommodation with leisure at lower ground floor and 12 basement car spaces in an undercroft car park
- 500m East of Buchanan Street, Glasgow's Prime Retailing Street and 300m from Glasgow Central and Queen Street Stations
- Asset management opportunities including extending/re-gear existing leases

Lot

14

Auction

27th March 2025

Rent

£277,616 per Annum

Status

Available

Sector

Office, Leisure, Mixed Use

Auction Venue

Live Streamed Auction

On Behalf a Major Scottish Family Office

Location

Miles

47 miles west of Edinburgh

Roads

A8, A74, M8 (Junction 19)

Rail

Central Station, Queen Street Station

Air

Glasgow International Airport (9 miles west)

Situation

The property lies on the south side of West George Street between its junctions with Wellington Street and West Campbell Street within the heart of Glasgow's CBD. West George Street is one of Glasgow's prime business addresses with excellent public transport links with both Glasgow Central Station and Glasgow Queen Street Station being a short walk from the property. The property is close to Blytheswood Square Hotel.

Tenure

Heritable.

Description

The property comprises a mid-terrace sandstone office building arranged over basement, lower ground, ground and four upper floors.

The ground floor reception was fully refurbished in 2015 as well as the two passenger lifts. This was followed in 2016 with the refurbishment of the ground, 3rd and 4th office floors.

Internally, the property benefits from two x 8 person passenger lifts, secure parking for 12 cars, modern entrance, perimeter trunking and a secure door entry system.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m. (1)	Floor Areas Approx (sq. ft.) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Lower Ground Basement	Leisure Car Park	545.52 1 Space	(5,872)	THE GOLF HOUSE GLASGOW LIMITED t/a The Golf Lounge	10 years from 24/10/2022 until 23/10/2032 (2)	£37,250	24/10/2025
Ground Basement	Office Car Park	303.51 2 Spaces	(3,267)	BROADSTONE CORPORATE BENEFITS LIMITED	10 years from 01/11/2016 until 31/10/2026	£49,738	
First Basement	Office Car Park	336.31 4 spaces	(3,620)	SAFEDEPOSITS SCOTLAND LIMITED	10 years from 05/06/2023 until 04/06/2033 (3)	£56,125	05/06/2028
Second Basement	Office Car Park	250.84 2 spaces	(2,700)	RYDER ARCHITECTURE LIMITED	20 years 01/11/2008 until 30/04/2028 (4)	£44,000	
Third Basement	Office Car Park	352.79 1 space	(3,819)	TM GROUP (UK) LIMITED	10 years from 01/05/2019 until 30/04/2029 (5)	£59,785	
Fourth	Office Car Park	170.66 2 Spaces	(1,837)	NEVIS CAPITAL LIMITED	10 years from 18/01/2017 until 17/01/2027 (6)	£30,718	
Total		1,959.63	(21,115)			£277,616	

(1) Floor areas provided by the vendor.

(2) The lease provides for a Tenant option to determine the lease on 24/10/2027 upon serving 6 months written notice. A rent deposit of £21,000 is held by the Landlord.

(3) The lease provides for a Tenant option to determine the lease on 05/06/2028 upon serving 9 months written notice.

(4) The lease provides for a Tenant option to determine the lease on 30/04/2026 upon serving 6 months written notice. The lease provides for a penalty of £14,666 if the Tenant exercises the break.

(5) The lease provides for a Tenant option to determine the lease on 30/04/2027 upon serving 9 months written notice. The lease provides for a period of 6 months half rent if the Tenant does not exercise their break.

(6) There is a schedule of condition attached to the lease, please see the legal pack for further information.

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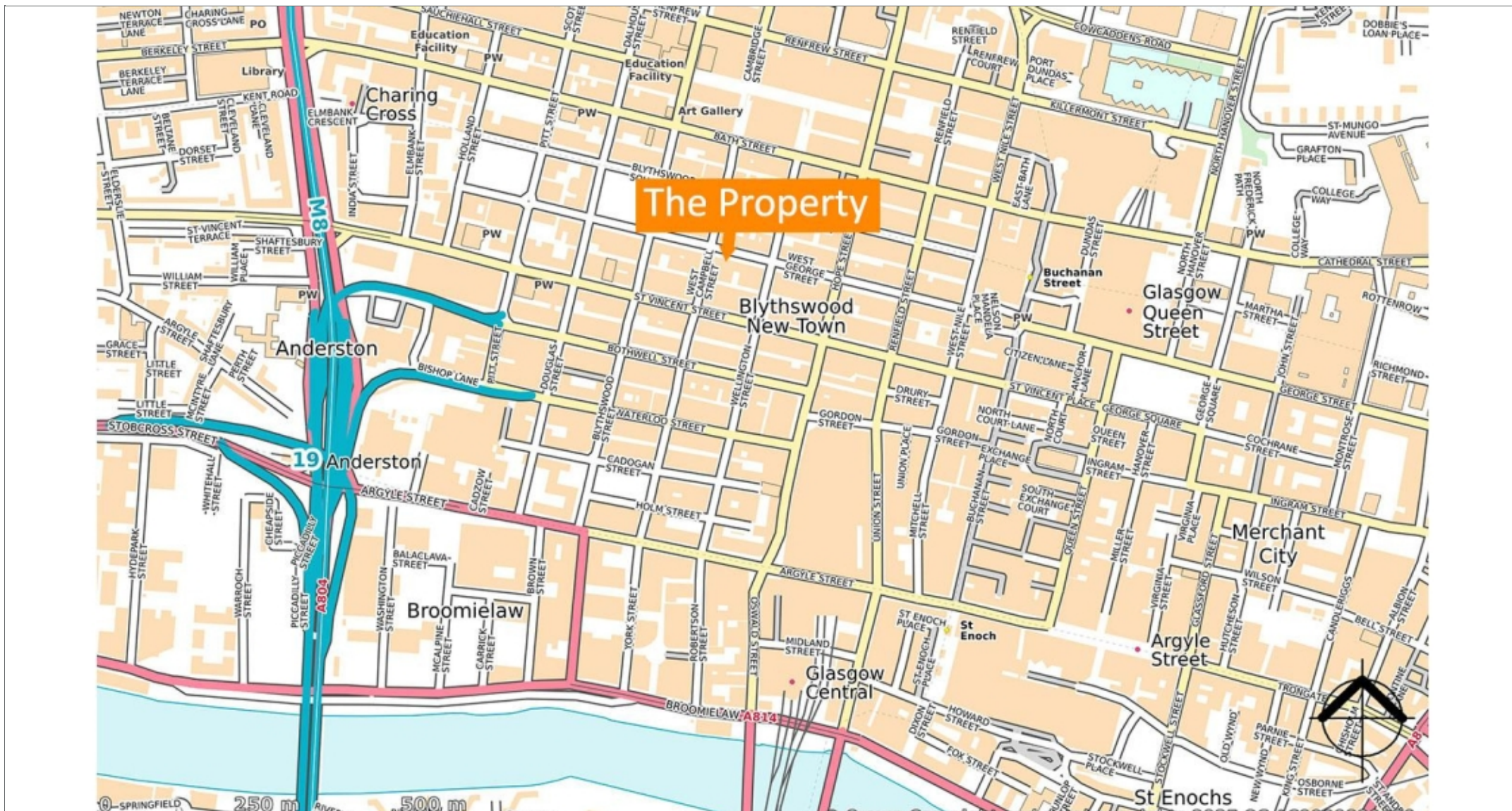
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2024