

FOR SALE FORMER CARETAKERS FLAT

Eddisons

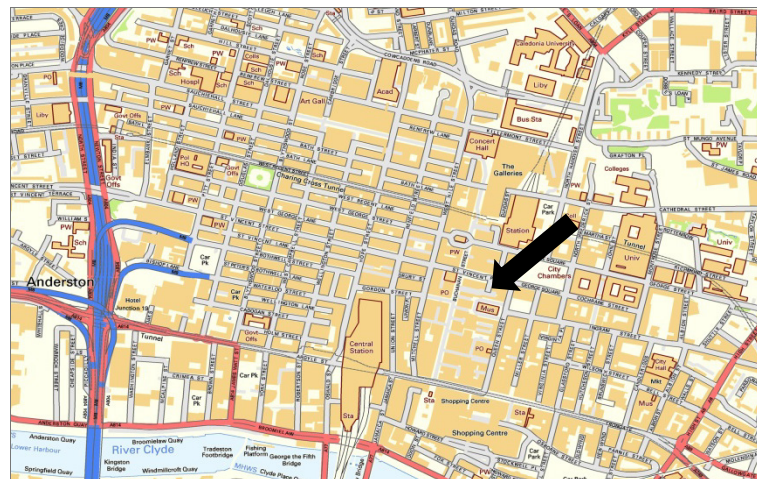


**FLAT 4/1, ST GEORGES BUILDING, 5 ST VINCENT PLACE,
GLASGOW, G1 2DH**

ASKING PRICE ON APPLICATION

- \ Excellent central location.
- \ Secure door entry service.
- \ Refurbishment opportunity.
- \ Possible office use (subject to planning).

AVAILABLE SPACE
51.79m² (558sq ft)



LOCATION

The subject property is located in Glasgow's city centre on the east side of Queen Street with access via an adjoining and interlinking building on the corner of St Vincent Place.

Its central location means that the subject property benefits from ready accessibility to all city centre amenities including public transport links, with Glasgow Queen Street, Glasgow Central and Argyle Street railway stations all lying within short walking distance.

DESCRIPTION

The subjects comprise a former caretaker's flat occupying part of the attic accommodation within a mid terraced, four storey and attic building of traditional sandstone construction, with a timber framed, pitched and slate covered roof, incorporating flat roofed dormer projections.

Access is taken to the subject property via the adjacent building by a common entrance, from where lift access extends between the ground and third floor levels. From the third floor lift lobby, a series of corridors leads to a shared staircase towards the rear of the building which accesses the subjects and the neighbouring attic office space.

The flat is of a traditional layout, having an entrance hall with living room, two bedrooms, kitchen and bathroom. The accommodation is in need of renovation and suited to a potential change of use to offices.

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis. The calculated area is as follows:-

UNIT	M ²	SQ FT
4th Floor	51.79	558

COUNCIL TAX

Description / Flat

Council Tax / Band C

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Asking price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
File Ref / 80930
Tel / 0141 202 3180
Email / lindsay.kerr@eddisons.com
Email / grant.strang@eddisons.com

OCTOBER 2014
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0141 202 3180

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Eddisons

Energy Performance Certificate (EPC)

Dwellings

Scotland

FLAT 4/1 ST GEORGE'S BUILDINGS, 5 ST VINCENT PLACE, GLASGOW, G1 2DH

Dwelling type: Top-floor flat
Date of assessment: 17 February 2017
Date of certificate: 17 February 2017
Total floor area: 58 m²
Primary Energy Indicator: 775 kWh/m²/year

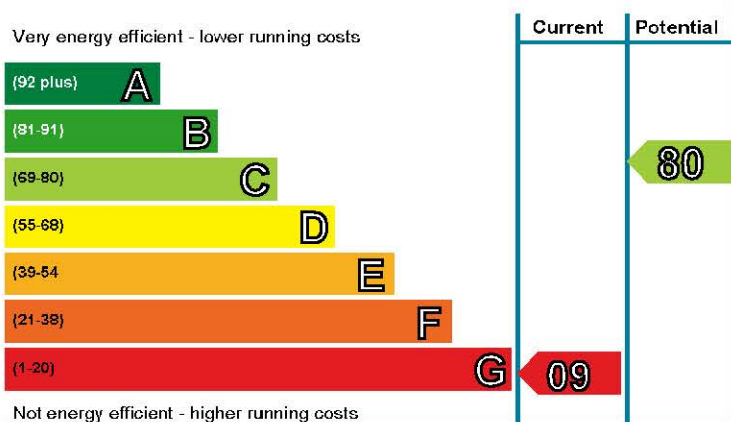
Reference number: 9538-1012-1202-7443-2900
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: No system present: electric heaters assumed

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£6,864	See your recommendations report for more information
Over 3 years you could save*	£5,556	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

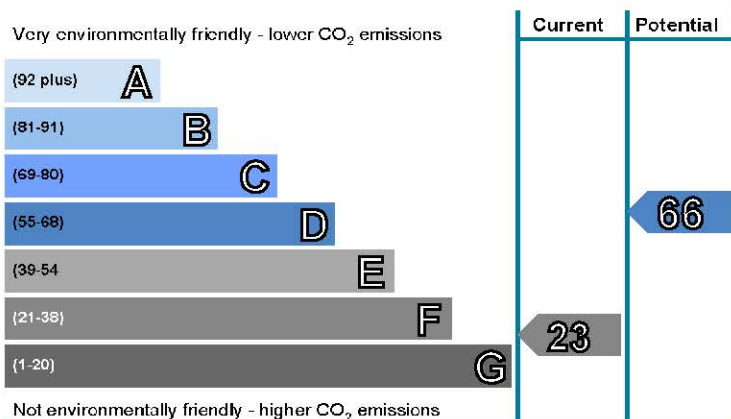


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band G (9)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (23)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£2571.00	✓
2 Internal or external wall insulation	£4,000 - £14,000	£1368.00	✓
3 Increase hot water cylinder insulation	£15 - £30	£111.00	✓

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE