



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

Prime Town Centre Location

- Open Floor Plate
- Multiple Points of Access / Egress
- Total Area: 22,288sq ft
- Planning Submitted for 48 Student Suites
- Income Producing £273,978p.a.x.
- Sale: o/o £1,650,000

LOCATION

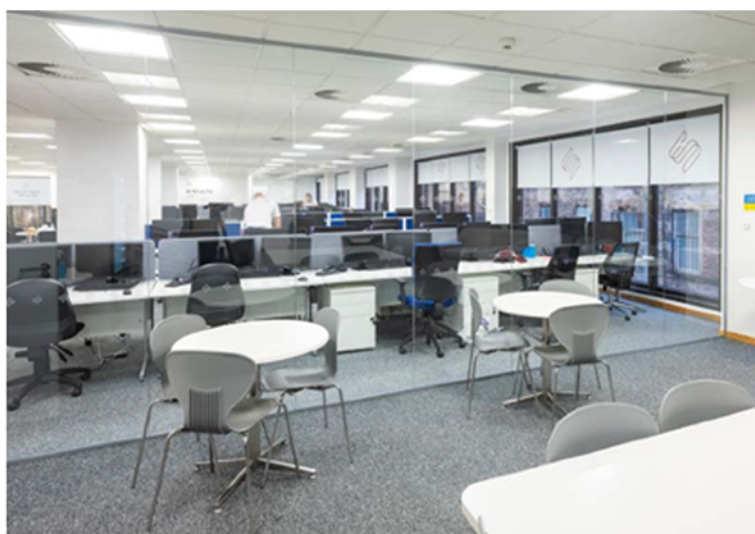
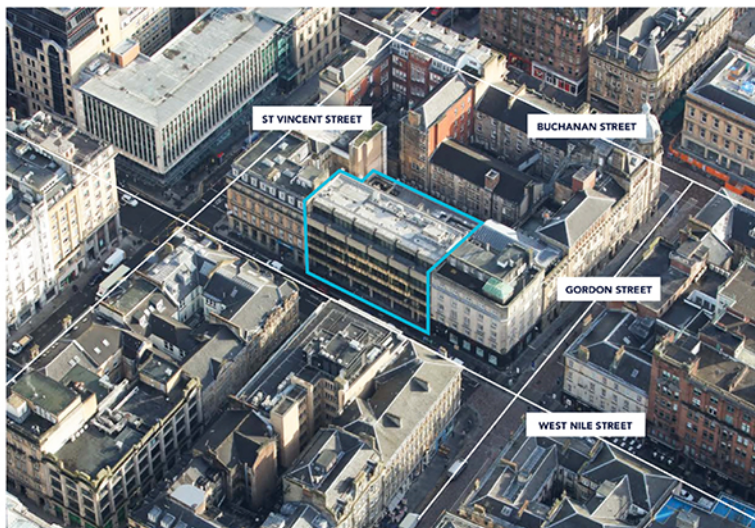
The property is situated on the east side of West Nile Street at its junction with Drury Lane and St Vincent Street in Glasgow's city centre. The city has a population of 600,000 people making it Scotland's largest city. The region surrounding the conurbation has approximately 2.3 million people within 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 situated in the prime leisure pitch within Glasgow City Centre with nearby occupiers including All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys and Miller and Carter to name just a few.

PROPERTY

Finlay House is a prominent Glasgow office 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 building is 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



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INVESTMENT SUMMARY

2 Floors are currently income producing let on the following terms;

1st Floor - 8,885sq ft

Held on a full repairing and insuring head lease to Succession Wealth Management Ltd expiring 31st January 2028 passing £159,930p.a.x

2nd Floor - 6,336sq ft

Held on a full repairing and insuring head lease to Foundation for Credit Counselling expiring 1st March 2027 at a passing rent of £114,048p.a.x.

AREA

1st: 825.44sqm (8,885sq ft)
2nd: 588.63sqm (6,336sq ft)
3rd: 375.88sqm (4,046sq ft)
4th: 280.66sqm (3,021sq ft)
Total: 2,070.61sqm (22,288sq ft)

SALE

The property is available on a freehold basis, price o/o £1,650,000

E.P.C

Available on request

V.A.T

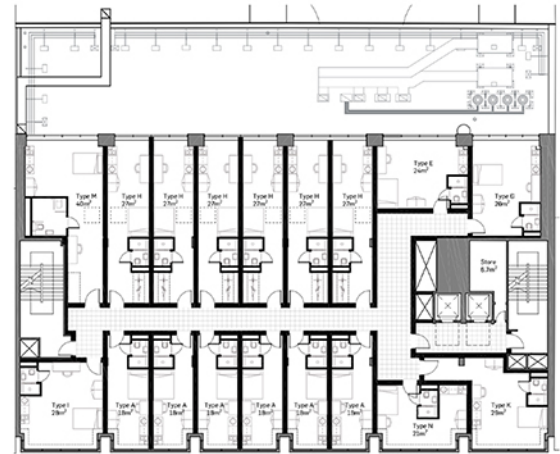
Our client has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred during the transaction

LEASE & TITLE

Copies available on request via the marketing agent



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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 suite student accommodation / bedsit.

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

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.