



## Superbly Located City Centre Office

3rd Floor, 41 St Vincent Place, Glasgow G1 2ER

### Location

The subjects are prominently located at the corner of St Vincent Place and Buchanan Street and are specifically located on the south side of St Vincent Place returning into the east side of Buchanan St in the heart of Glasgow city centre.

The subjects occupy an enviable position on Glasgow's premier retail location with nearby occupiers including **Apple, Starbucks, Tag Helier, Ray Ban, Breitling, The White Company** and **Charlotte Tilbury**. There are a first class variety of bars and restaurant locally including **The Ivy, Zhima, Miller & Carter, Ralph & Finns, Café Andaluz, Citizen** and **Anchor Line**.

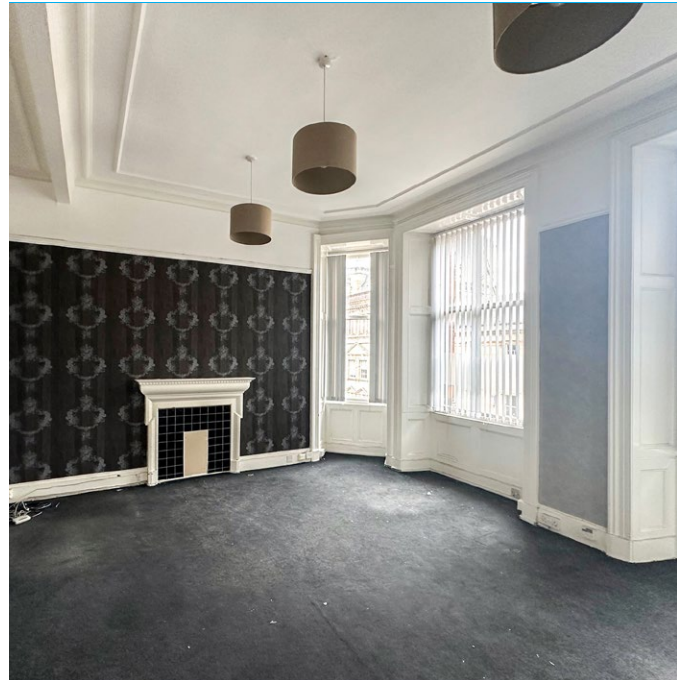
Buchanan Steet Subway is one block to the north. Queen St Train Station is one block north east and Central Station is a short walk to the west. Multi-storey car parking is available closeby and regular bus services operate nearby.

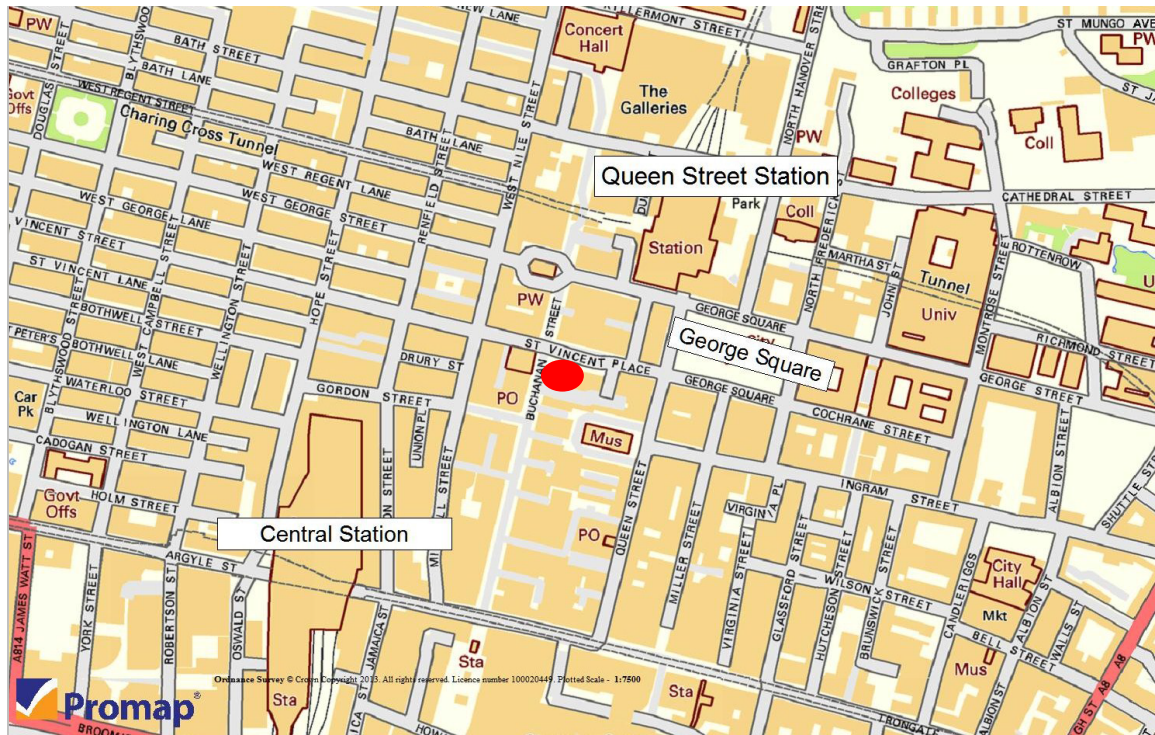
### Description

The subjects comprise the 3rd floor office within a 6 storey B Listed red sandstone building built in 1902 under a slate covered roof with feature dormers.

The subjects are accessed from a raised entranceway leading to external timber storm doors with glazed inner doors controlled by a secure door entry system. A passenger Lift operates to the upper floors from the ground floor hallway.

The office accommodation can be accessed from two entrance doors, which provides an opportunity for sub division, and comprises 3 offices, male and female toilets and a tea prep and store at the southern entrance door, large office in the middle then the northern portion comprises two small rooms, and the main reception area and an open plan office at the corner of St Vincent Place and Buchanan St and another smaller office off reception with a store room behind the reception. Heating is from electric storage heaters.





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### Floor Area

2,330 sq ft (216.59 sq m).

### Price

Offers in excess of £250,000 exclusive of VAT are invited.

### Rateable Value

The RV is split into 5 entries totalling £22,600. The total rates payable would be c. £11,300.

### Common Charges

The purchaser will pay a share of the common charges for the building. Further details are available upon request.

### EPC

A copy of the Energy Performance Certificate is available upon request.

### Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

### VAT

We are advised the property is not elected for VAT. All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Date of Entry

By arrangement.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

#### Marc Erunlu

marc@lapsleymcmanus.com

#### Emma Louise Erunlu

emma@lapsleymcmanus.com

#### Lapsley McManus Property Consultants

Clyde Offices, 48 West George Street, Glasgow G2 1BP

#### info@lapsleymcmanus.com

Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. March 2026