

# FOR SALE

Part-Income Producing City  
Centre Office Suites

NIA: 412.49 SQM  
(4,440 SQFT)

Located Within Glasgow City  
Centre

Estimated Rental Value:  
£75,600 p.a

Suitable For A Variety of Uses  
(Subject to Planning)

Available In Whole Or In Part

Sale Price: Upon Application



[CLICK HERE FOR LOCATION](#)



## GORDON CHAMBERS, 90 MITCHELL STREET, GLASGOW, G1 3NQ

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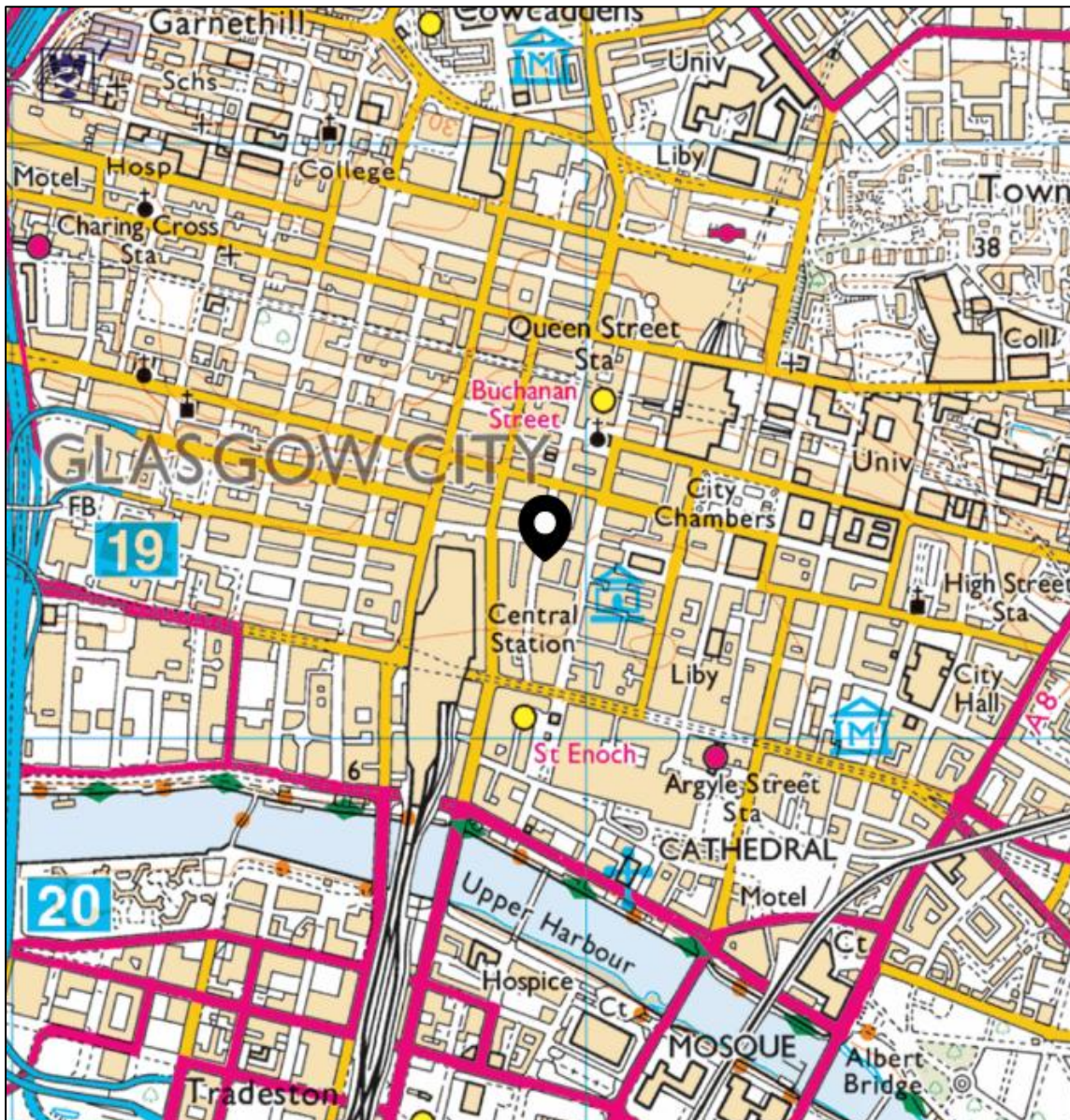
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# Location

GORDON CHAMBERS, 90 MITCHELL STREET, GLASGOW, G1 3NQ



The subjects are located within Glasgow, Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street), Glasgow International Airport and a comprehensive motorway network, which provides access to all of Scotland's major cities as well as the North of England.

More specifically, the subjects are situated on Mitchel Street, a prime central location running parallel to Buchanan Street. Ample on-street parking is available directly outside the subjects, in addition to various multi-storey car parks in close proximity, including the Mitchel Street Car Park directly opposite. Additionally, Glasgow Central and Queen Street stations are located approximately 0.1 miles and 0.3 miles respectively from the subjects.

The surrounding area consists of mixture of office-based and retail occupiers including Revolution Glasgow, Co-Operative Bank and Sugo Pasta.



[CLICK HERE FOR LOCATION](#)



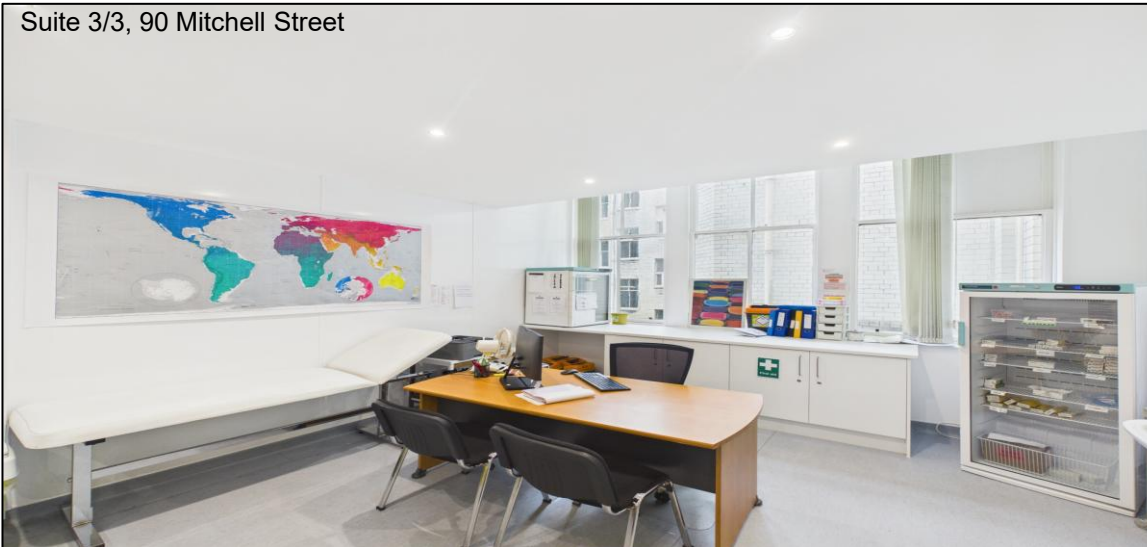
# Description

GORDON CHAMBERS, 90 MITCHELL STREET, GLASGOW, G1 3NQ

Suite 2/3, 90 Mitchell Street



Suite 3/3, 90 Mitchell Street



The subjects form part of an attractive 7 story, Grade B listed chamber style building. The building as a whole benefits from leisure operators on ground floor level with multi let cellular and open plan offices on the upper floors.

Access to the subject property is gained directly by way of pedestrian access via Mitchell Street. Entry to the upper floors is facilitated through an internal staircase or a passenger lift.

Split across the second and third floor, the accommodation consists of multiple high quality office suites that offer a mixture of open-plan and cellular office space. The layout is also complimented by male and female W/C facilities and several kitchen/ tea-prep area situated throughout.

The subjects benefits from gas central heating and high-speed fibre internet, ensuring modern functionality across the entire building.

The properties benefit from being part income producing with various tenants. Further details can be seen below.



# Photographs

GORDON CHAMBERS, 90 MITCHELL STREET, GLASGOW, G1 3NQ

Suite 3/4, 90 Mitchell Street, Glasgow



Suite 3/2.2, 90 Mitchell Street, Glasgow



Suite 2/2, 90 Mitchell Street, Glasgow



Suite 2/3, 90 Mitchell Street, Glasgow





# Availability Schedule

GORDON CHAMBERS, 90 MITCHELL STREET, GLASGOW, G1 3NQ

Address	Tenant	NIA (SQFT)	Rental Income	Estimated Rental Value (ERV)	Expiry	Comments
Suite 2/1, 90 Mitchell Street, Glasgow	Robert Paterson	312	£5,300 per annum	£5,500 per annum	27/08/2025	Currently running on Tacit Relocation
Suite 2/2.1, 90 Mitchell Street, Glasgow	Brian Robinson	315	£2,000 per annum	£5,500 per annum	27/08/2027	
Suite 2/2, 90 Mitchell Street, Glasgow	Vacant	143	N/A	£3,000 per annum		
Suite 2/3, 90 Mitchell Street, Glasgow	Vacant	755	N/A	£12,000 per annum		
Suite 2/4&5, 90 Mitchell Street, Glasgow	Stanley Miller	455	£7,750 per annum	£8,000 per annum	09/12/2025	Currently running on Tacit Relocation
2 <sup>nd</sup> Floor Store, 90 Mitchell Street	Stuart Harkness	162	£550 per annum	£1,000 per annum	28/02/2022	Currently running on Tacit Relocation
Suite 3/1, 90 Mitchell Street, Glasgow	Allied Health	148	£2,750 per annum	£3,000 per annum	27/11/2027	
Suite 3/1.1, 90 Mitchell Street, Glasgow	Occupational Health Works	161	£2,800 per annum	£3,100 per annum	27/11/2027	
Suite 3/2.2, 90 Mitchell Street, Glasgow	Allied Health	468	£8,000 per annum	£8,000 per annum	27/11/2027	
Suite 3/3, 90 Mitchell Street, Glasgow	Occupational Health Works	1,268	£21,550 per annum	£22,000 per annum	27/11/2027	
Suite 3/4, 90 Mitchell Street, Glasgow	Vacant	253	N/A	£4,500 per annum		
	<b><u>TOTAL</u></b>	<b><u>4,440</u></b>	<b><u>£50,700 per annum</u></b>	<b><u>£75,600 per annum</u></b>		

Please note that the above tenancy schedule was accurate at the time of drafting the marketing material. This may be subject to change during the marketing process.

Further lease information can be provided to seriously interested parties.



## SALE PRICE

Upon Application.

## PLANNING

We understand that the property benefits from Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association. Further details are available at:  
[Scottish Assessors – Scottish Assessors Association website](#)

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### Shepherd Chartered Surveyors

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### 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.

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