

REGENT HOUSE

FOR SALE

CITY CENTRE MIXED USE
INVESTMENT OPPORTUNITY

REGENT HOUSE | 76 RENFIELD STREET | GLASGOW | G2 1NQ



INVESTMENT SUMMARY

Substantial mixed-use city centre investment opportunity. Situated on Renfield Street in the heart of Glasgow's central business district.

The property extends to a total of **13,833 sq ft** comprising 2 retail units and 5 upper floors of office accommodation.

Heritable interest (Scottish equivalent of English Freehold).

Total current contracted income of £129,500 per annum.

Significant asset management potential.

We are seeking offers in excess of **£1,500,000 (one million five hundred thousand pounds)**, subject to contract and exclusive of VAT.

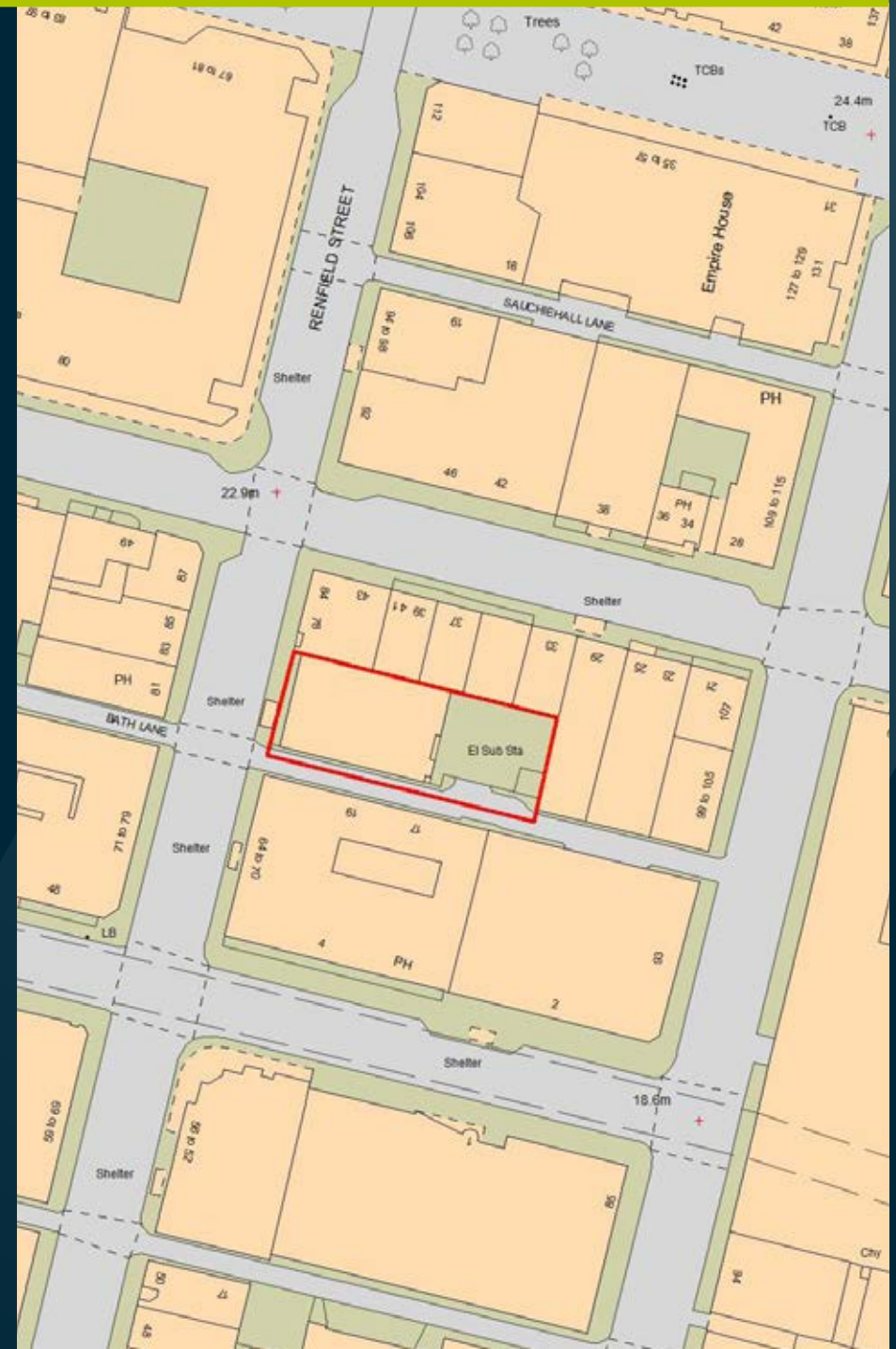
LOCATION

Glasgow is Scotland's commercial, retail and industrial centre. It is the largest city in Scotland and third largest in the UK, situated some 45 miles west of Edinburgh.

Glasgow has an excellent transport infrastructure. By rail, the city is served by two mainline railway stations – Central and Queen Street – with a journey time of 4 hours 10 minutes to London Euston. Glasgow Airport is eight miles west of the city centre providing scheduled services to domestic, European and selected long-haul destinations. By road, the M8 motorway provides access to Edinburgh to the east and Glasgow Airport to the west.

The M74 extension now provides direct access from the city centre to the north of England and M6, while the M80 provides access to the north of Scotland. Glasgow is also served by a subway system, the third oldest in the world, that connects the city centre with outlying suburbs.

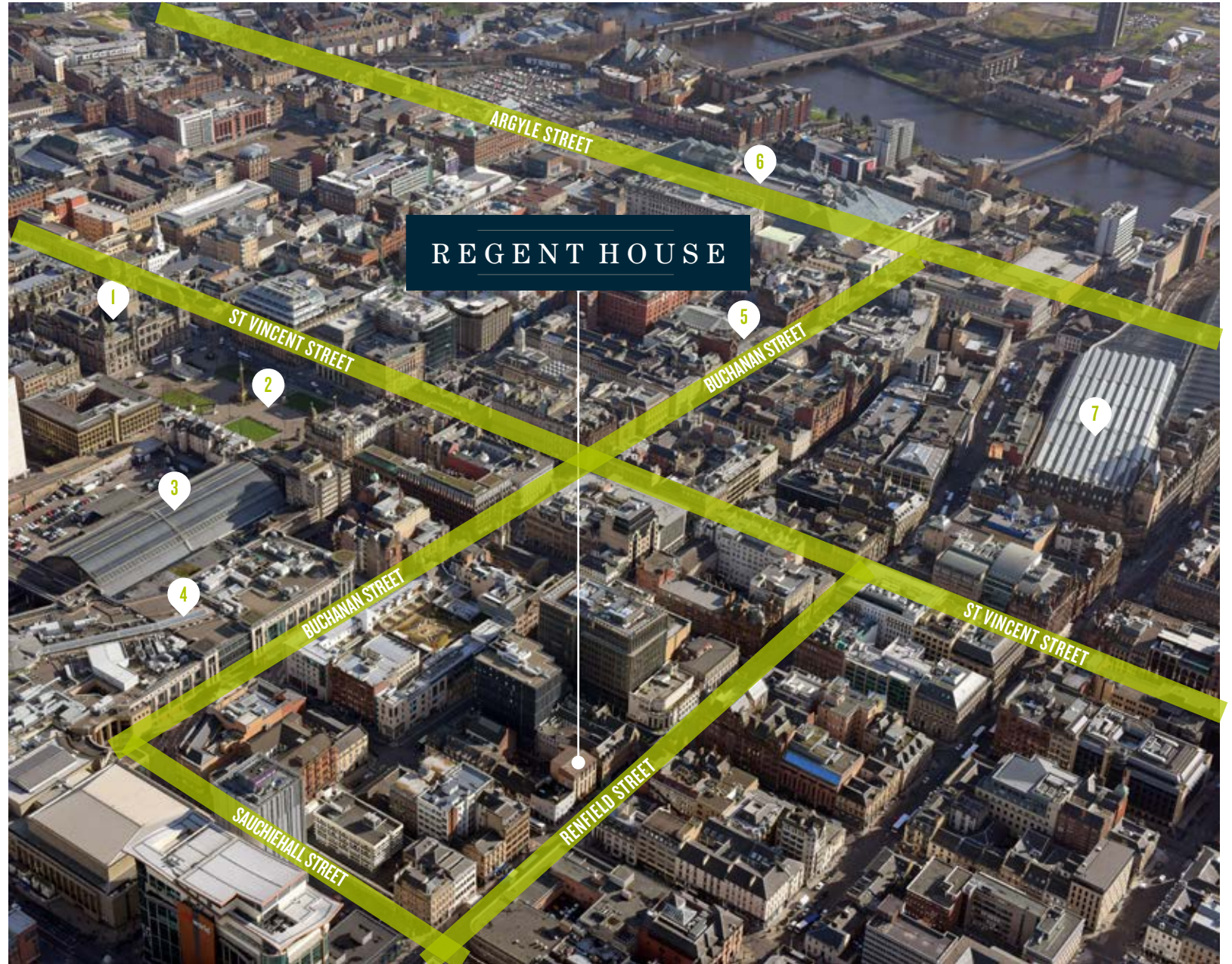
Regent House is located on the east side of Renfield Street in the block bounded by Bath Street to the north and West Regent Street to the south.



KEY

- 1. Glasgow City Chambers
- 2. George Square
- 3. Queen Street Station
- 4. Buchanan Galleries
- 5. Princes Square Shopping centre
- 6. St. Enoch Shopping Centre
- 7. Central Station

**SITUATED
ON RENFIELD
STREET IN
THE HEART OF
GLASGOW'S
CENTRAL
BUSINESS
DISTRICT.**



DESCRIPTION

Regent House is a substantial mixed use city centre building.

It comprises two retail units at ground floor and basement level and five upper floors of office accommodation.

The retail units are fitted out in the corporate style of the respective occupiers and benefit from modern full height glazed frontages. Ancillary and storage accommodation is provided at basement level.

Access to the upper floor office accommodation is provided via an entrance foyer off Renfield Street.

This provides lift and stair access to each level with male and female toilet accommodation on each floor.

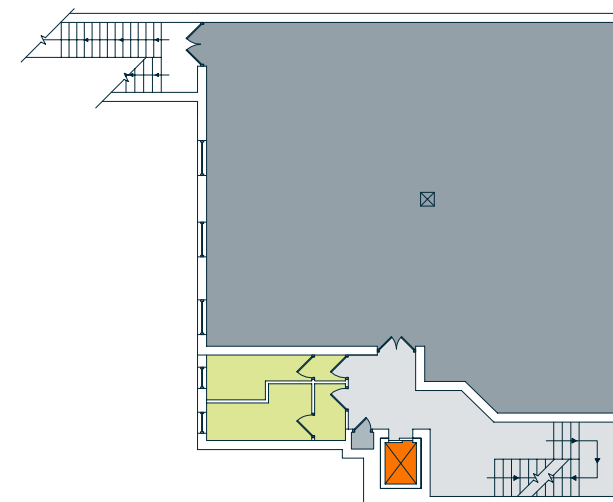
Internally, each office suite provides open plan accommodation. Three floors have been modernised to provide suspended ceilings with fluorescent lighting, perimeter trunking and secure door entry system.

Secure private parking is located at the rear of the building with boiler room and plant services located at basement level.

Copies of floor plans for the building are available on request.



TYPICAL UPPER FLOOR



KEY

- Office space
- Lift
- Core area
- Toilets





**A SUBSTANTIAL
MIXED USE
CITY CENTRE
BUILDING.**



TENURE

Heritable interest (Scottish equivalent of English Freehold).

TENANCY INFORMATION

The subjects are let in accordance with the following tenancy schedule.

DEMISE	TENANT	AREA SQ FT	LEASE END	RENT PA (PSF)	COMMENTS
Retail unit 1	Instant Cash Loans Limited t/a The Money Shop Company number 02685515	2,522	3 July 2020	£44,500 (£17.64)	
Retail unit 2	Daemma Trading Limited t/a Cash Converters Company number 03701482	2,886	29 February 2024	£61,000 (£21.14)	
First floor	Vacant	1,685	-	-	
Second floor	Vacant	1,685	-	-	
Third floor	Spider On-Line Limited Company number SC262065	1,685	29 June 2023	£24,000 (£14.24)	Tenant break option 29 June 2018. Tenant has recently fitted out unit.
Fourth floor	Vacant	1,685	-	-	
Fifth floor	Vacant	1,685	-	-	
TOTAL		13,833		£129,500	

Copies of the various leases are available on request. The service charge for the office accommodation is currently £5.31 per sq ft.

ASSET MANAGEMENT

Regent House offers a number of potential asset management opportunities including:

A comprehensive refurbishment of the upper floor office suites and common parts;

Upgrading of ground floor entrance foyer and improved signage/building branding;

Re-gearing existing retail leases;

Potential to sell-off office suites to owner occupiers or SIPP investors on a floor-by-floor basis;

Potential alternative uses for upper floors, subject to planning.

REGENT HOUSE

VALUE ADDED TAX

The property is not elected for VAT.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

PROPOSAL

We are instructed to seek offers in excess of **£1,500,000**
(One million five hundred thousand pounds), exclusive of VAT,
for the benefit of our client's heritable interest.

CONTACTS

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