

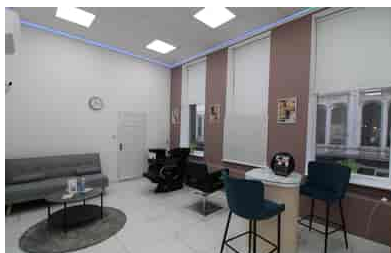


CCL



CCL are delighted to bring to market for sale 44 Jamaica Street, Glasgow. A first-floor property located in the heart of Glasgow City Centre. The accommodation is over one floor and has recently gone through a full refurbishment and was latterly trading as a successful aesthetics clinic and beauty business. The property is circa 1900 sq.

- Prime city centre location
- Ready to trade immediately
- B listed building
- Vacant possession
- Total Area approx. 1900 sq ft
- Recently refurbished



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# 44 Jamaica Street | Glasgow | G1 4QG

£25,000

## Situation

Jamaica Street located in the heart of the City Centre a stone's throw from St Enoch's Square. The Square is known for its beautiful architecture and historically significant buildings. The location is a popular destination for tourists and locals due to its proximity to various attractions such as the St Enoch Centre, the Glasgow Gallery of Modern Art, and the Buchanan Galleries Shopping Centre.

The area is well-connected with major transportation links, including bus and subway stations, making it easily accessible. It is also home to several restaurants, cafes, and shops, providing excellent opportunities for shopping and dining. Whether you're a resident of Glasgow or visiting the city, St Enoch Square is a must-visit location packed with culture, history, and modern amenities.

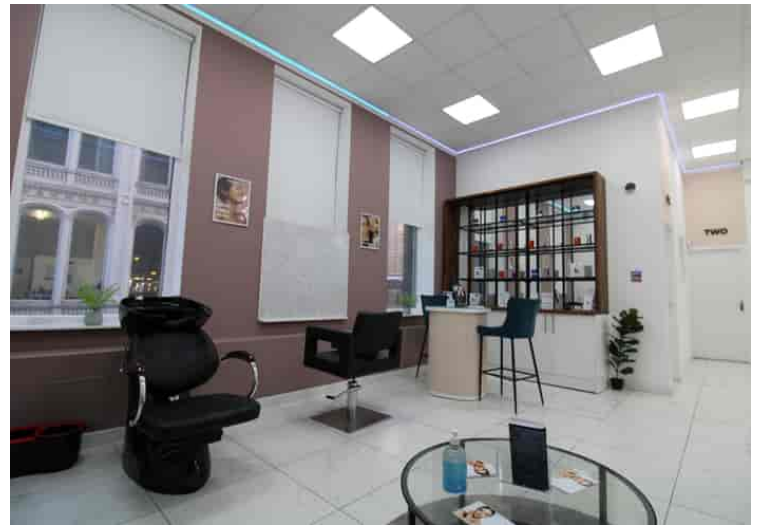
The immediate vicinity of Station House is at the centre of significant change in the City. This includes the consented redevelopment of the former Debenhams department store on Argyle Street which will provide 200,000 sq ft of Grade A offices and a roof top restaurant. The St Enoch Centre is also part of a wider masterplan to "raise the roof" off the Centre and create a new mixed-use open-air quarter providing residential, leisure and retail space. This will link Argyle Street back to the river and the opportunities that will emerge along the river edged over the next few years. Argyle Street is the next phase of the "Avenues & Lanes Project". This will see Argyle Street being reduced in width and traffic restricted to electric bus movements with the emphasis on promoting active travel by bicycle or foot.

Nearby occupiers include Premier Inn, Clayton Hotel and Adagio Aparthotel as well as all of the retail and leisure offering of Buchanan Street, Argyle Street and Glasgow's Merchant City.

## Property

The property occupies the first floor of a traditional 'B' listed building within Glasgow city centre. It has recently undergone a full refurbishment and was latterly operating as a successful aesthetics and beauty business. Although the property has a modern feel the current owner has cleverly maintained some of the original features including the sash and case windows, high ceilings etc. The property is accessed from Jamaica Street via a roller shutter, double glazed door into an entrance hall where you will find the stairs to the first-floor accommodation. Comprising of a modern open plan reception area with hairdressing stations and backwash giving access to four spacious treatment rooms a staff kitchen and Wc's and a make-up room.

The subjects are being leased with the benefit of vacant possession and would make an excellent investment for a landlord looking to put in place a commercial lease or indeed someone looking to occupy the property. The property would suit a beauty business, aesthetics clinic, dentist etc.



## CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.