



# THE HATRACK

144 ST VINCENT STREET, GLASGOW, G2 5LQ



**McEwan Fraser Legal**  
Solicitors & Estate Agents



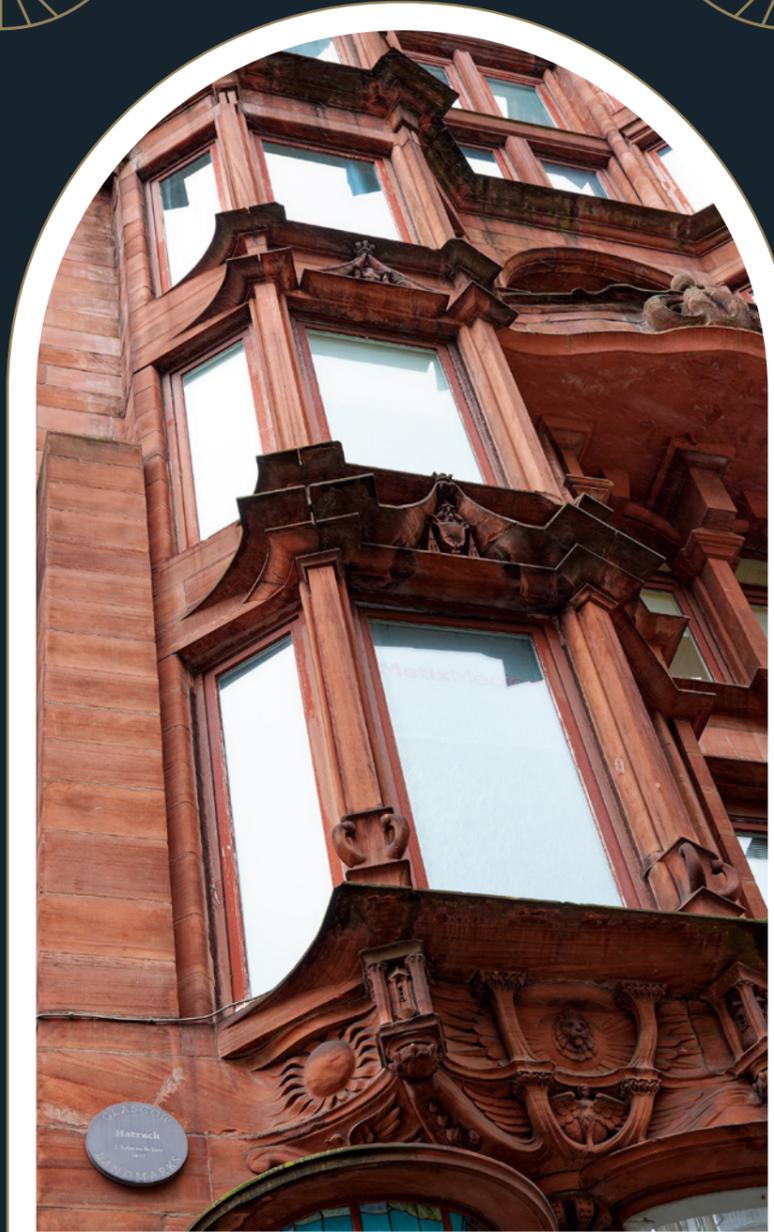
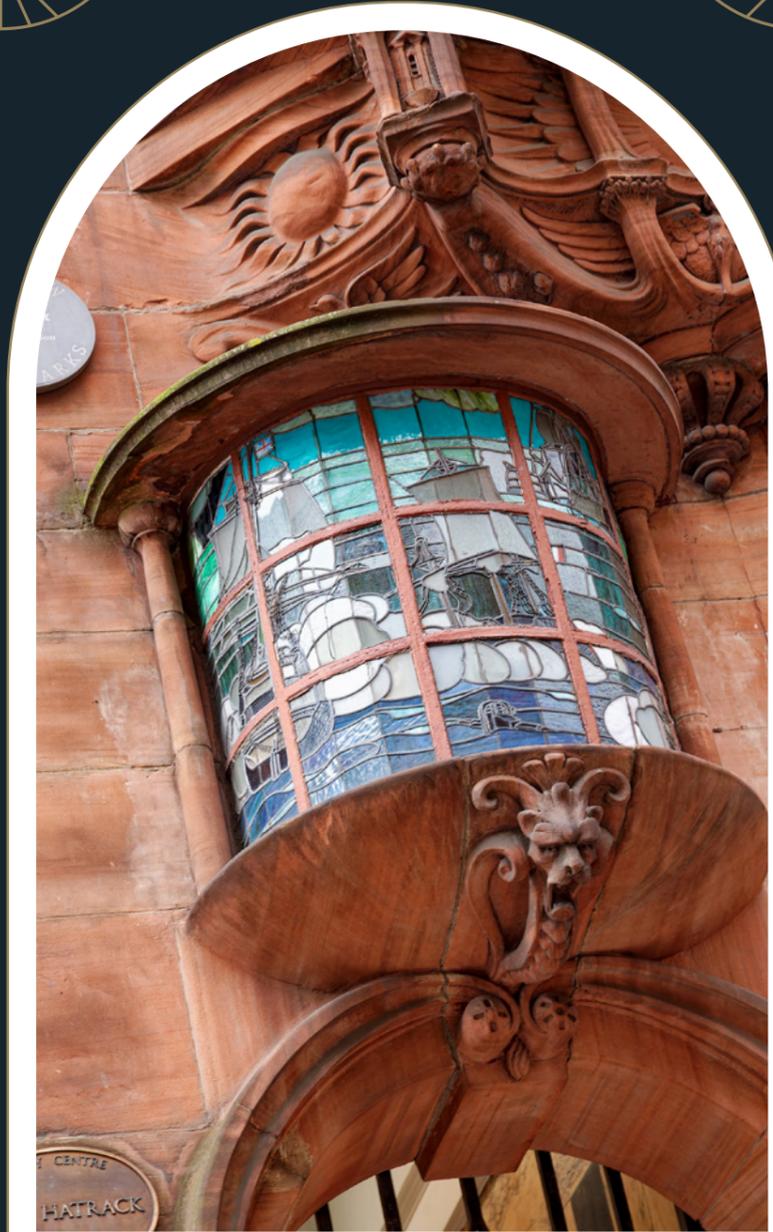
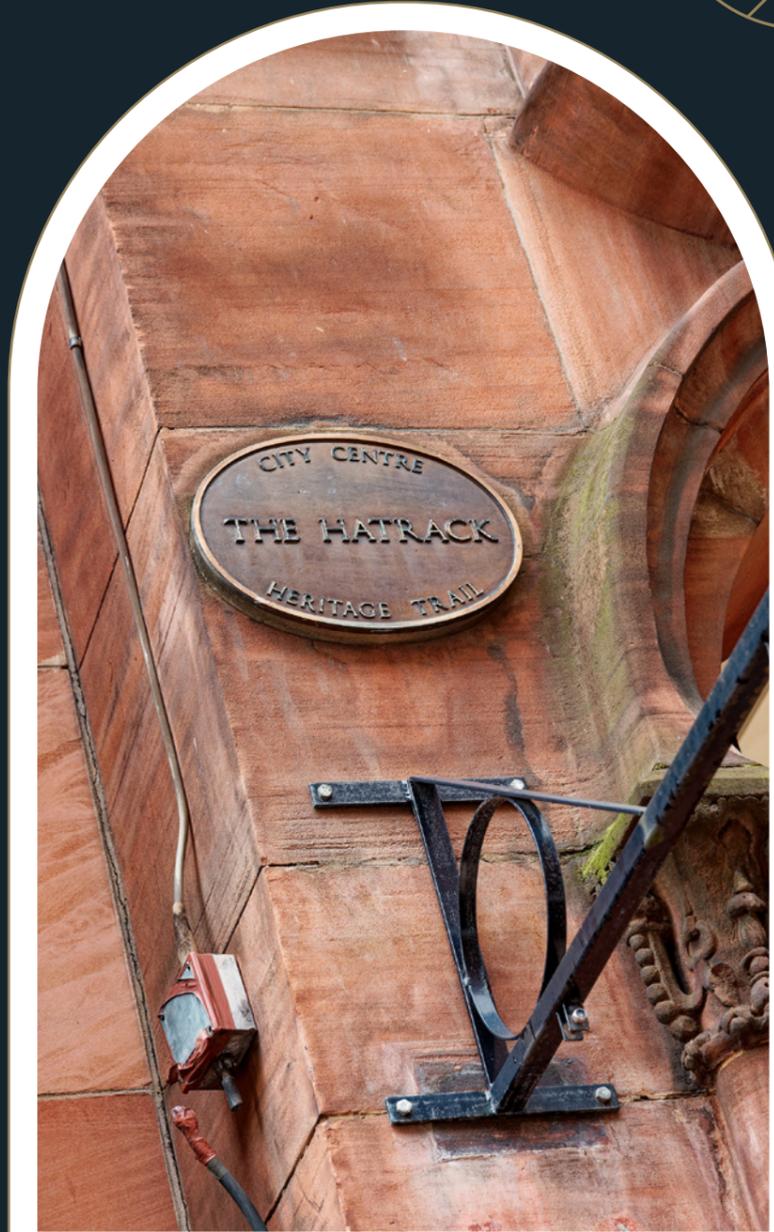
# THE HATRACK GLASGOW

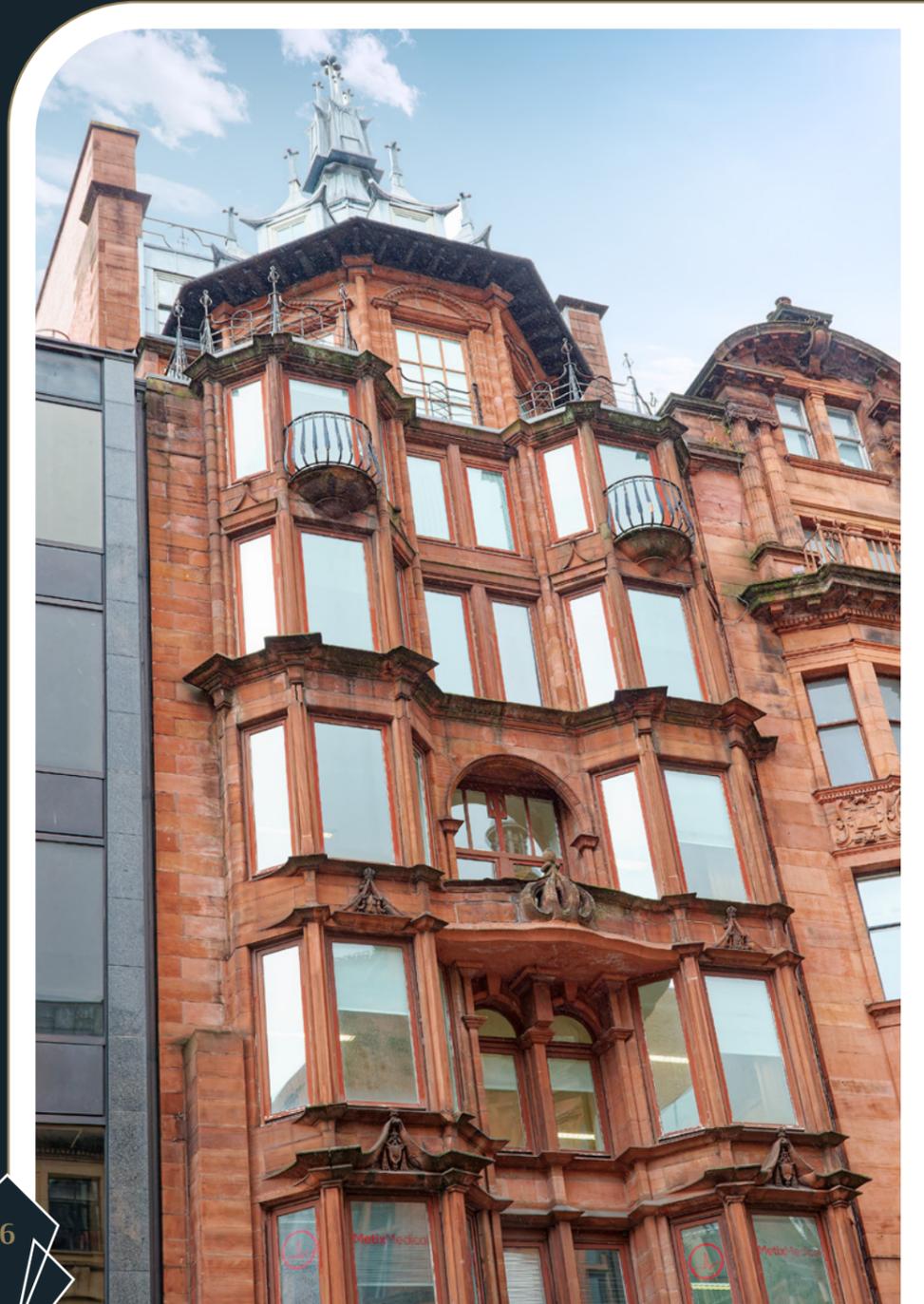
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## - THE - HATRACK

McEwan Fraser Legal is delighted to present to the market The Hatrack, formally known as St Vincent Chambers. The Hatrack stands as a sublime testament to the city's rich architectural heritage. Designed by James Salmon Jnr and built in 1902, the building is famous for its highly-detailed and abundantly-glazed Art Nouveau facade. Expanding over eight floors The Hatrack now welcomes modern professionals to its Grade A listed premises. This iconic building offers a rare blend of traditional elegance and contemporary office suites, meticulously designed to cater to a variety of business needs. The majority of the office space is tenanted, currently offering an 8% return on investment.







The property expands over eight floors, seven of which offer approx 1952 sq mt of flexible office space and the eighth floor housing the central plant room. Each floor benefits from shared facilities such as ladies and gent's WC and kitchen areas and is serviced by an iconic wrought-iron lift cage or can be accessed by the decorative central staircase.

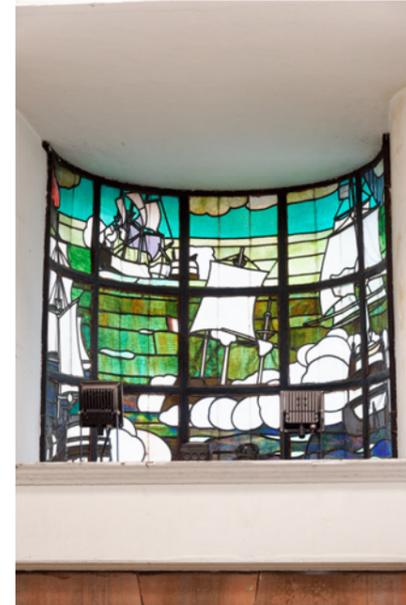
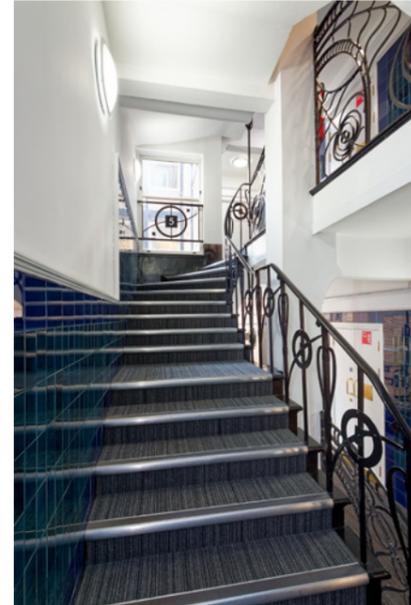
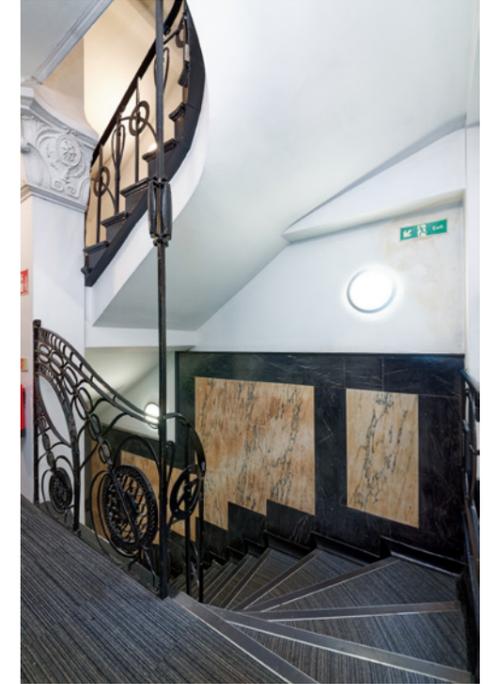
The building is currently tenanted by a variety of professional companies and currently offers a generous 8.75% rental yield. Given the history and location of The Hatrack and with the correct consent the property would make an excellent aparthotel or residential development.

The Hatrack is more than just an office space; it's a prestigious address set within a historic icon of Glasgow's architectural realm. Early viewing is highly recommended to appreciate the endless potential the property has to offer.

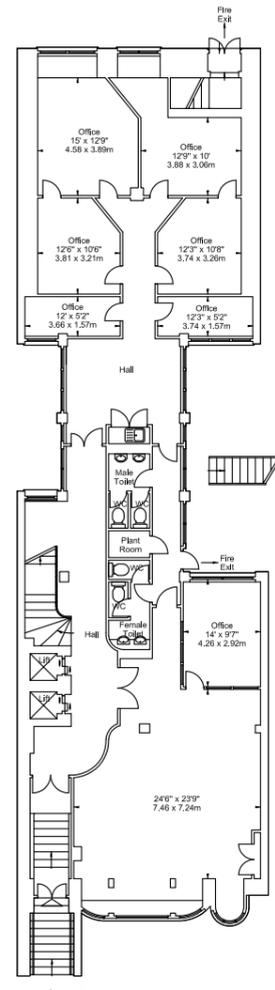
Services: Mains gas, electric, water and drainage

Tenure: Freehold

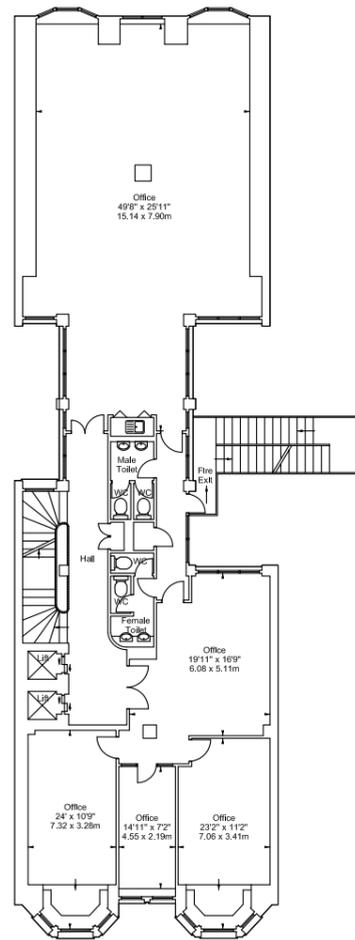
Financials: Lease and accounts information will be released following a formal note of interest



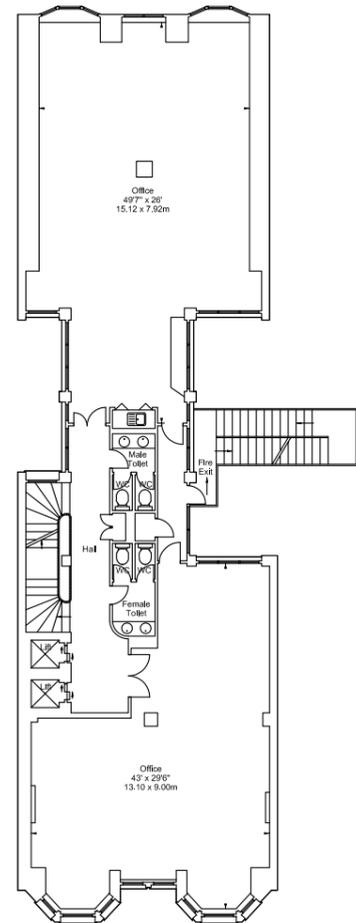
# FLOOR-PLANS



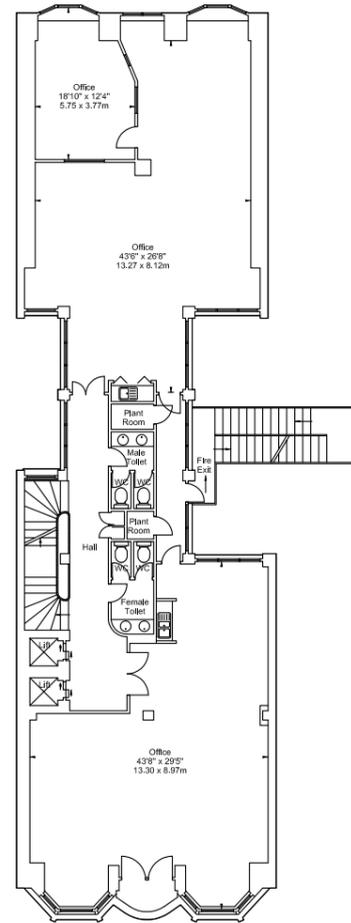
Upper Ground Floor



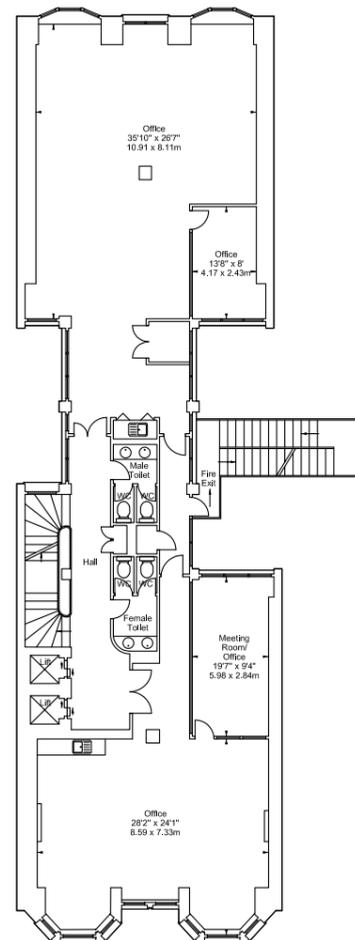
First Floor



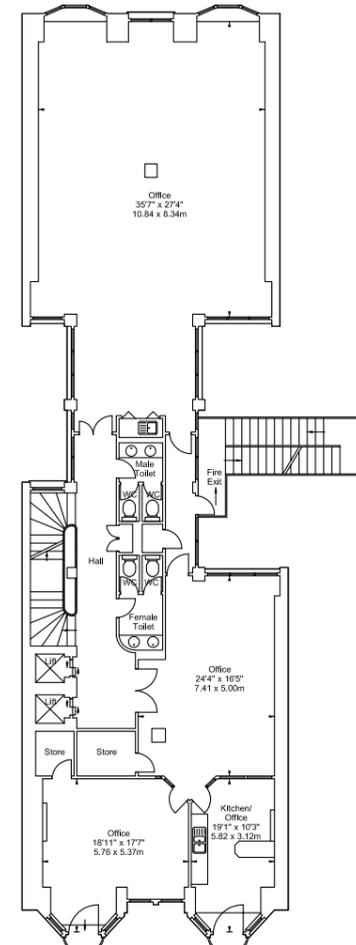
Second Floor



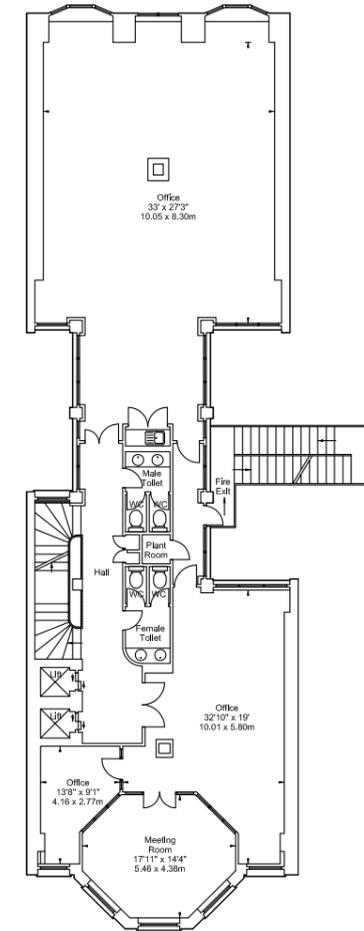
Third Floor



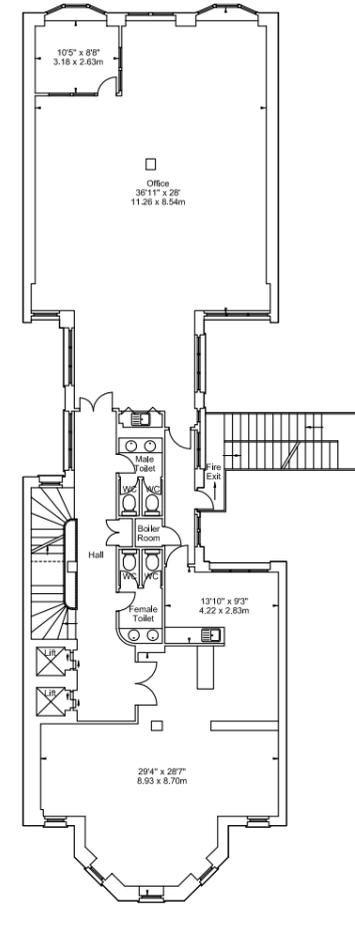
Fourth Floor



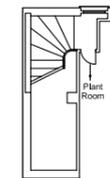
Fifth Floor



Sixth Floor



Seventh Floor



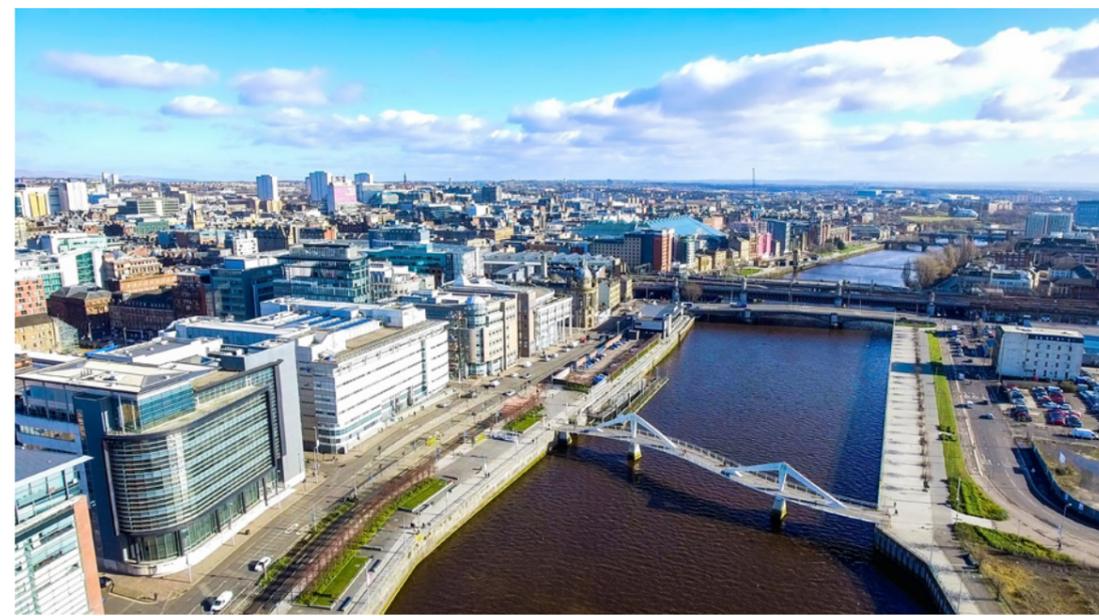
Eighth Floor



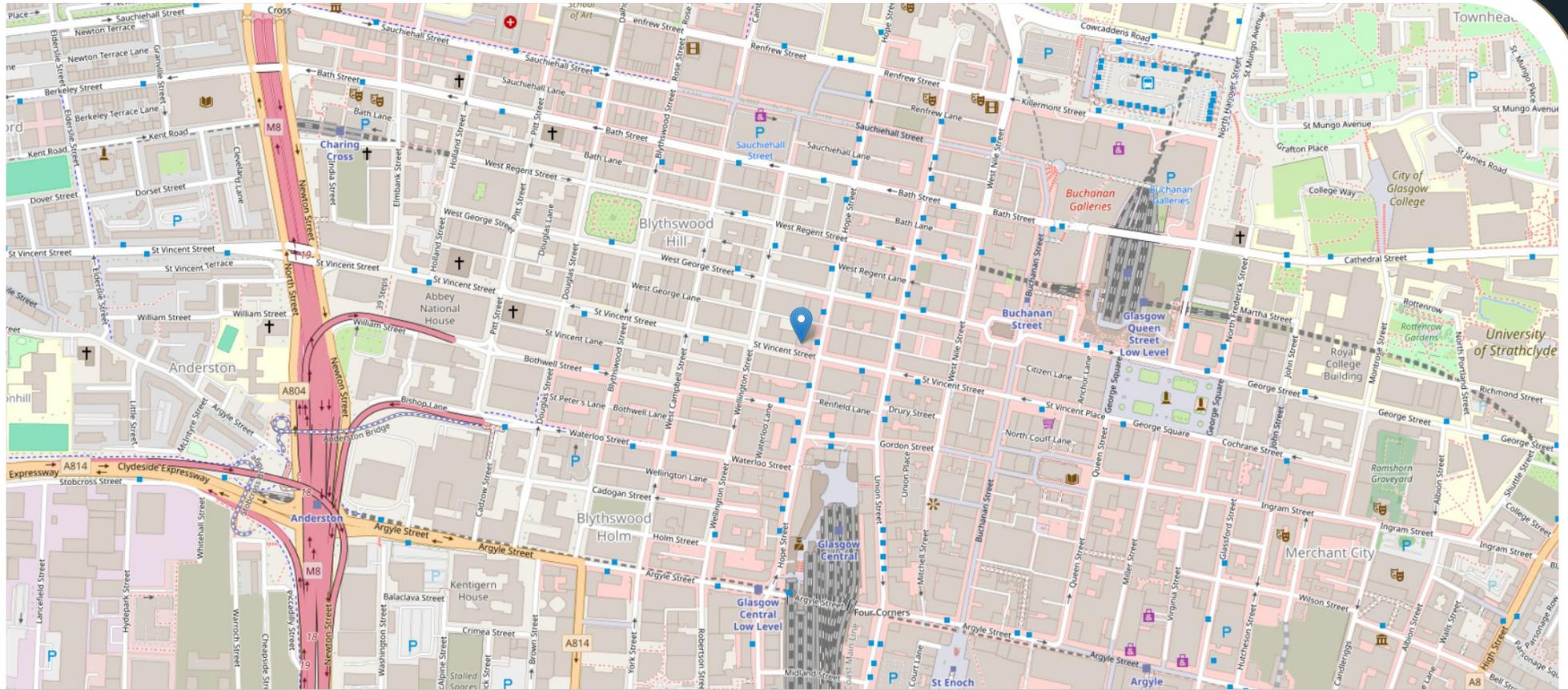
## - THE - LOCATION



St Vincent Chambers or as it is known locally the Hatrack building is located in Glasgow City Centre on St Vincent Street, right in the heart of the Core Business District (CBD). All of the city centre's amenities are located within a close walking distance in addition to a number of public transport routes running directly along St Vincent Street. Glasgow Central Station and Queen Street Station are also within a few minutes walk. Other nearby transport links include Buchanan Street station for users of the Glasgow underground, as well as multiple bus stops across Hope and St Vincent Streets. You will be spoilt for choice when looking for local eateries or venues for post-work drinks, with some of the city's best establishments located within walking distance.







# McEwan Fraser Legal

Solicitors & Estate Agents

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