

FOR SALE

Business Centre with Future Development Opportunities

NIA: 1,273.04 SQM (13,703 SQFT)

Site Size: 0.24 Hectres (0.59 acres)

Unique Grade B Listed Building

Currently Operating As Business Centre With 28 Office Suites

**Suitable For a Variety of Uses
(Subject To Planning)**

**Sale Price: Offers In Excess of
£800,000**



[CLICK HERE FOR LOCATION!](#)



BELLAHOUSTON BUSINESS CENTRE, 423 PAISLEY ROAD WEST, GLASGOW, G51 1PZ

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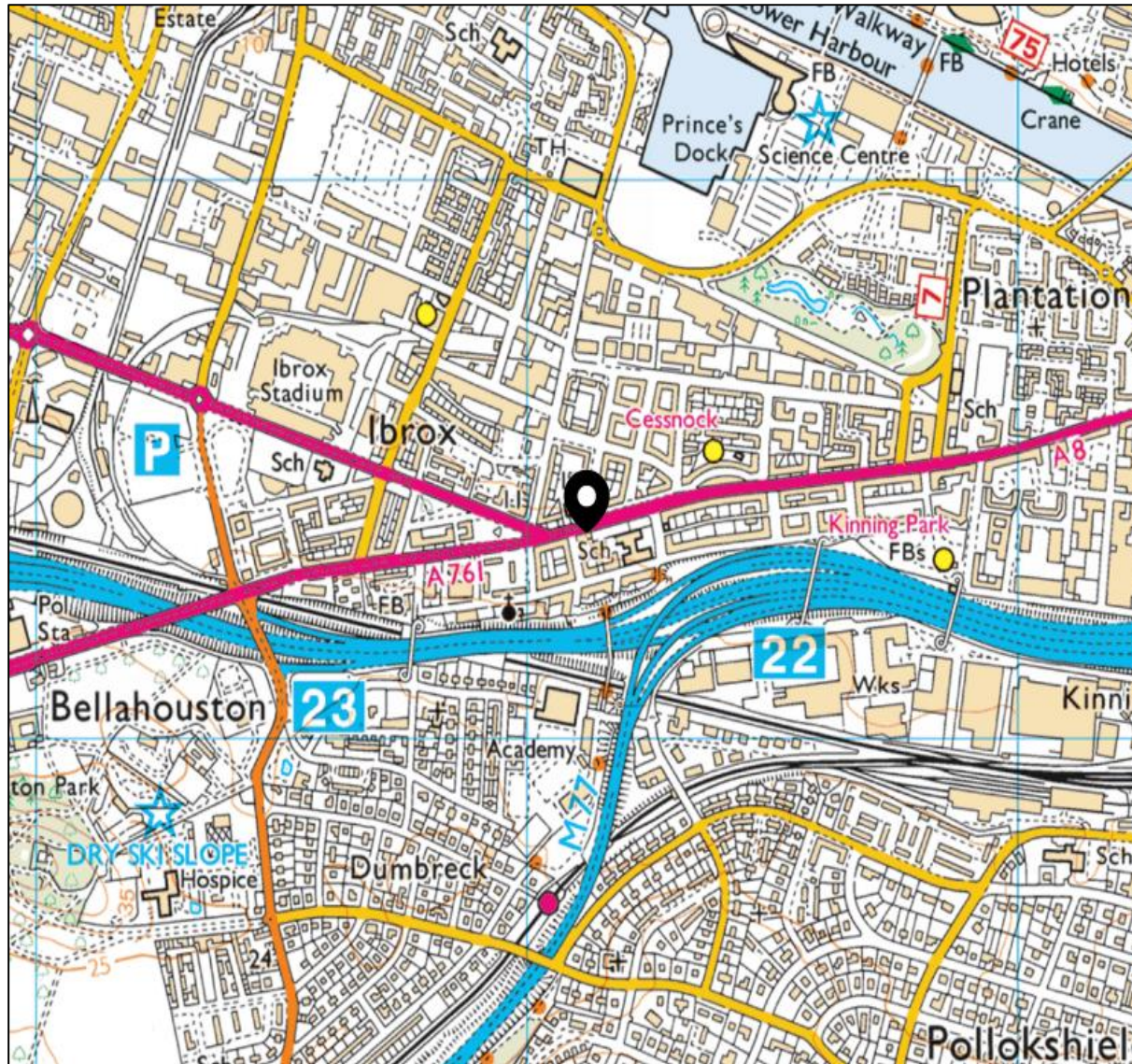
| 0141 331 2807 - 07720 466 035
| 0141 331 2807 - 07551 173 132





Location

BELLAHOUSTON BUSINESS CENTRE 423 PAISLEY ROAD WEST,
GLASGOW, G51 1PZ



The subjects are situated in Kinning Park, located approximately 4 miles from Glasgow City Centre, held within Glasgow City Council district.

The subjects benefits from strong transportation links, with Junction 23 of the M8 motorway located nearby, offering access to Scotland's wider national motorway network. The M8 Motorway also acts as one of the main transport routes between Glasgow and Edinburgh. Nearby Public Transport links include Cessnock and Ibrox underground stations and numerous bus routes along Paisley Road West.

More specifically, the subjects occupy a prominent pitch on Paisley Road West which acts as one of the main arterial routes between Paisley and Glasgow. The surrounding area consist of an attractive blend between residential and commercial occupiers including Subway, Ibrox Library and Midlock Medical Centre.

To the rear of the property, AS Homes (Scotland) have recently redeveloped the derelict gymnasium and swimming pool previously belonging to Bellahouston Academy into 36 affordable flats with an associated car park.

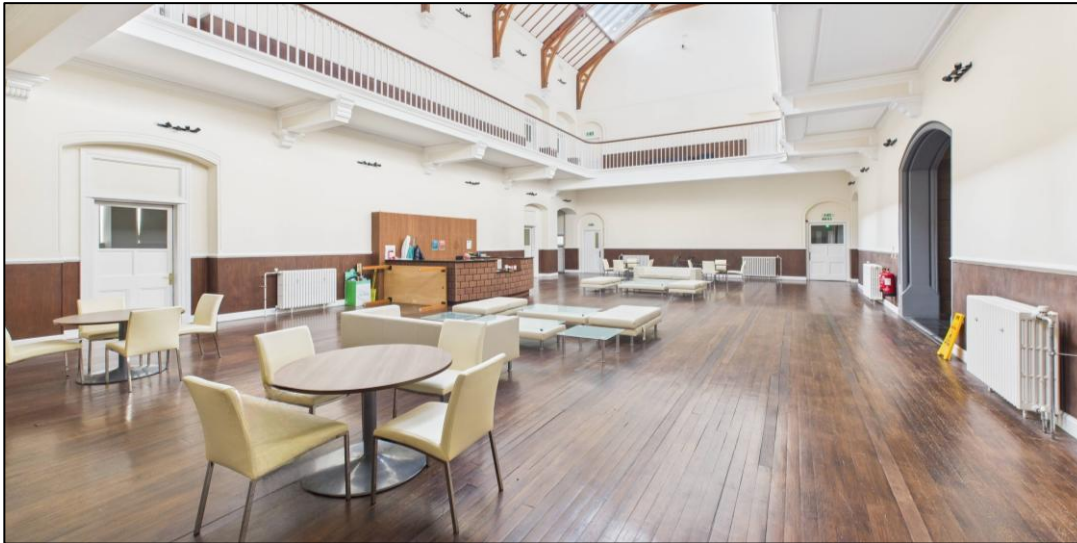


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Description

BELLAHOUSTON BUSINESS CENTRE 423 PAISLEY ROAD WEST,
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The subjects comprise of a Grade B Listed building spanning across ground and first floor. The property was formerly utilised as a private school before undergoing extensive refurbishment to be opened as a Business Centre in 2015. The main vehicular entrances can be found via shared entry points off Paisley Road West and North Gower Street, leading into a dedicated car park which provides 48 spaces.

Access to the building is granted via a dedicated main entrance which leads to an attractive reception area with a full height atrium. The property benefits from 28 office suites which incorporate suspended ceilings, light fittings, a dedicated electrical supply and central heating.

The subjects are also DDA compliant with accessible ramps and lifts for wheelchair users. The property offers further amenities including a conference room, communal kitchen and W/C facilities on each floor.

ACCOMMODATION

	SQM	SQFT
GROUND FLOOR	585.56	6,303
FIRST FLOOR	687.48	7,400
TOTAL	1,273.04	13,703

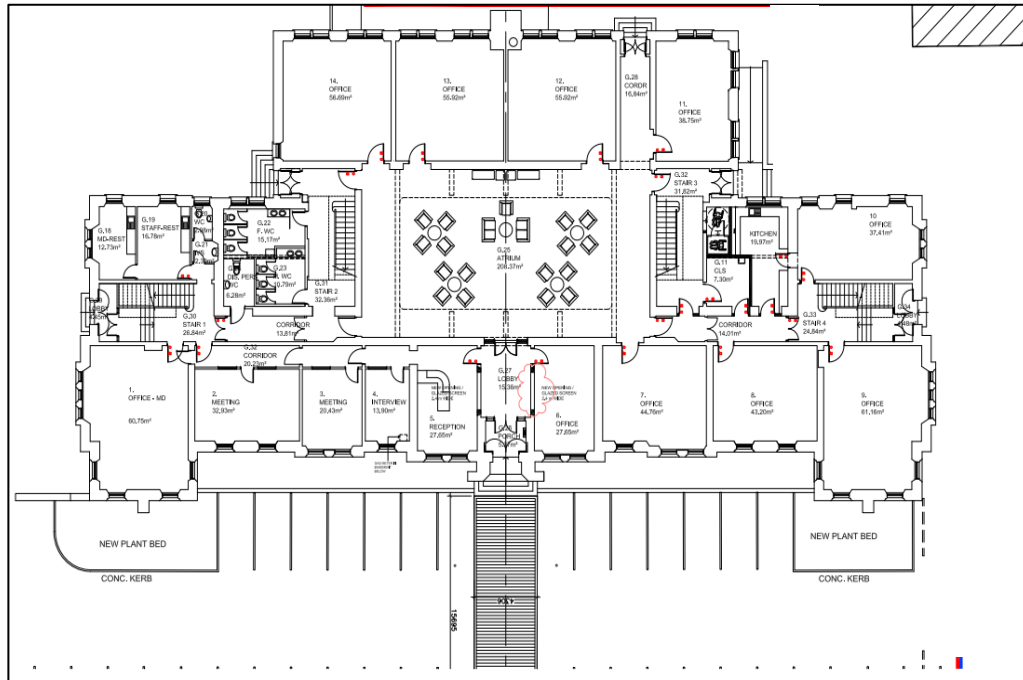
The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



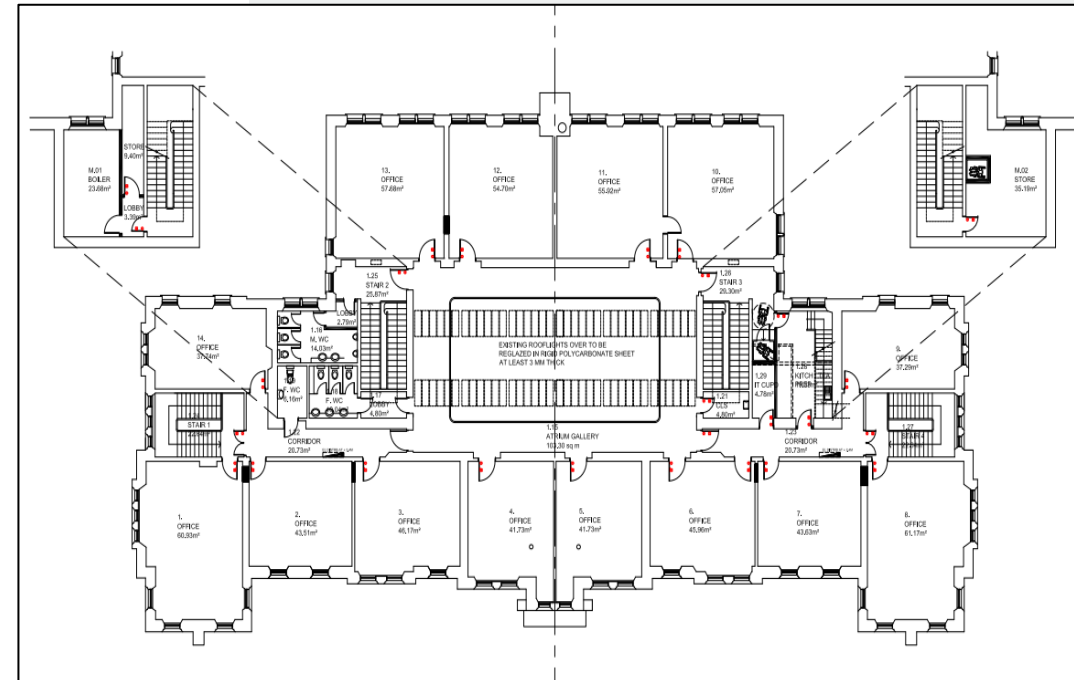
Floorplans

BELLAHOUSTON BUSINESS CENTRE 423 PAISLEY ROAD WEST,
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Ground Floor



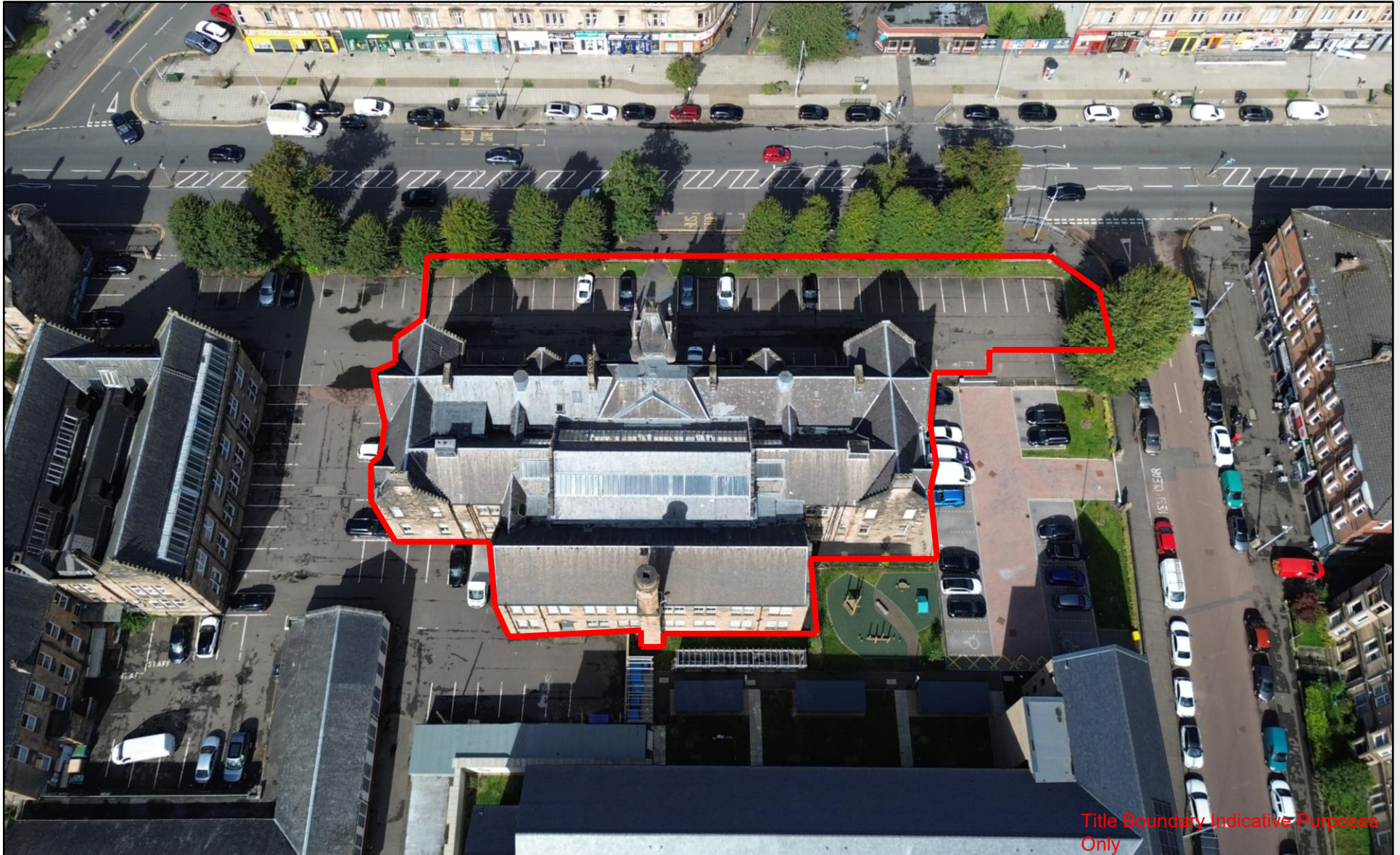
First Floor





Title Boundary

BELLAHOUSTON BUSINESS CENTRE 423 PAISLEY ROAD WEST,
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Title Boundary Indicative Purposes
Only



Photographs

BELLAHOUSTON BUSINESS CENTRE 423 PAISLEY ROAD WEST,
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SALE PRICE

We are seeking offers in excess of £800,000 for our client's heritable interest in the subject property.

PLANNING

We understand that the property has Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. We understand that the property hasn't currently be zoned for any future development. However, it will be incumbent upon any prospective purchaser to refer to Glasgow City Council's Local Development Plan and satisfy themselves in this respect.

LEGAL COSTS

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

RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association given their current use as a business centre. 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.

VAT

Unless stated, all figures quoted are exclusive of VAT.

Get in Touch

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



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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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