

# FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 16<sup>th</sup>  
April at 2:30pm**

**NIA: 40.4 SQM (435 SQFT)**

**Modern Retail/Office Unit**

**Suitable For A Variety Of Uses  
(Subject To Planning)**

**Located Within A Modern  
Development**

**May Be Eligible For 100% Rates  
Relief Via Small Business Bonus  
Scheme**

**Guide Price : £45,000**



**CLICK HERE FOR A VIRTUAL TOUR!**

Boundary Lines are for  
Indicative Purposes Only



**UNIT B GRANARY QUAY, GLASGOW HARBOUR TERRACES, G11 6FB**

**CONTACT: Calvin Molinari BSC (Hons) MRICS**  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk) | 07920 824 408 - 0141 331 2807 |

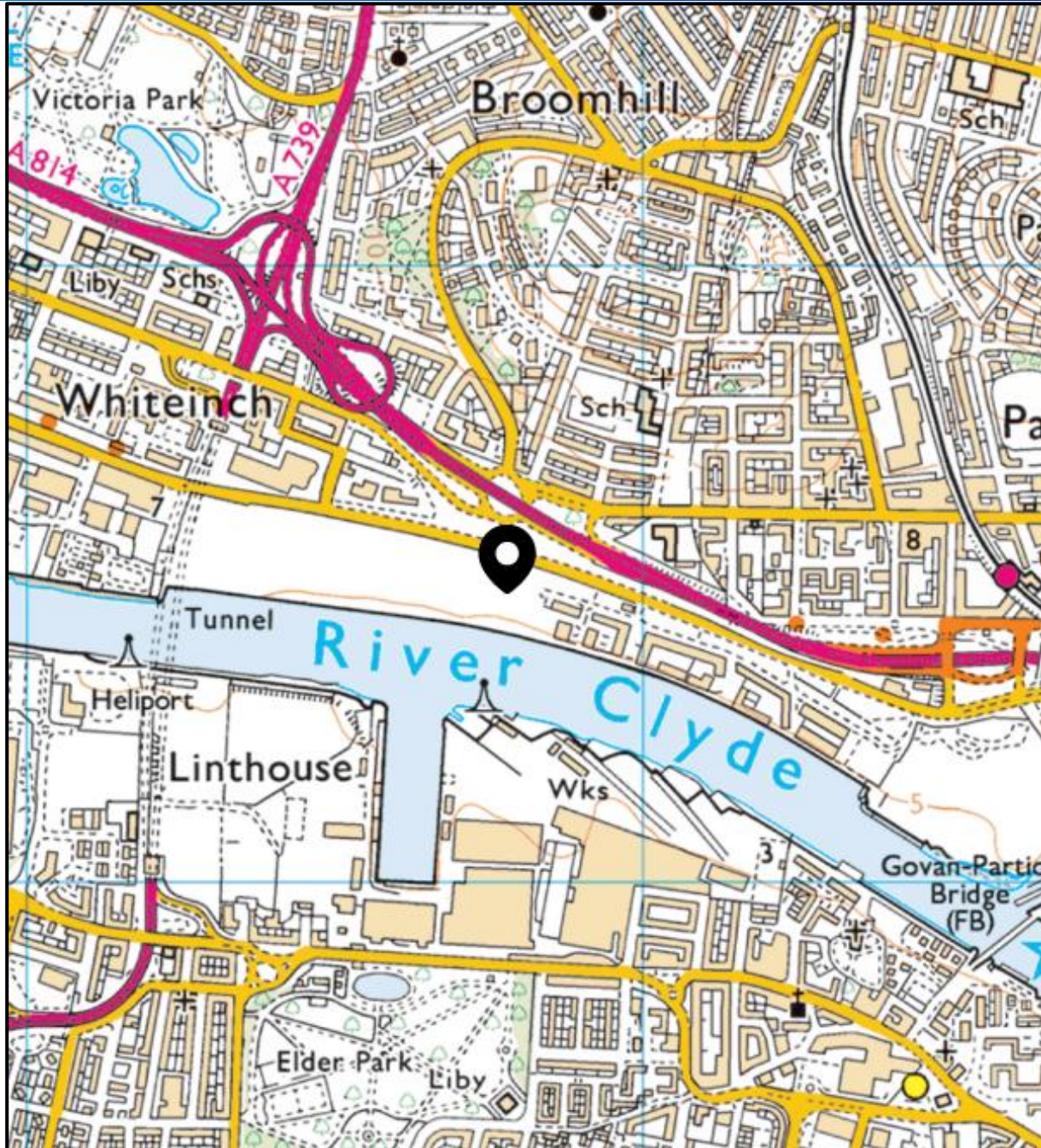






# Location

UNIT B GRANARY QUAY, GLASGOW HARBOUR TERRACES, G11 6FB



The subjects are located in Partick, approximately 3 miles west of Glasgow City Centre and held within the Glasgow City Council district.

Partick benefits from strong transport links with The Clyde Tunnel located nearby, linking the subject property to the M8 and Scotland's wider motorway network. Partick Train Station is located 0.5 miles from the subject property providing frequent services to Glasgow Central Station, The West of Scotland and Edinburgh Waverley Station.

Glasgow Harbour Terraces has recently benefited from high levels of investment, with "Dandara Living" and "Glasgow Waters" producing over 600 new apartments, including Granary Quay, on Glasgow Harbour Terraces in 2024. This increase in footfall has benefitted trade in the area significantly.

More specifically, the subjects occupy a prominent position just off Castlebank Street, which acts as one of the primary vehicular throughfares connecting the West End to the City Centre. The surrounding area benefits from a blend of commercial operators such as Starbucks, Arnold Clark and Burger King, as well as close proximity to Glasgow's iconic Hydro & SECC.



[CLICK HERE FOR LOCATION](#)





# Description

UNIT B GRANARY QUAY, GLASGOW HARBOUR TERRACES, G11 6FB



The subject comprises a mid terrace unit within a larger 7 storey modern development with premium residential dwellings on the upper floors. The property benefits from dedicated pedestrian access via Glasgow Harbour Terraces.

Internally, the subjects benefit from a modern fit-out with carpet floor coverings, plastered walls, ceilings and LED spotlights throughout.

The premises consists of multiple cellular office/meeting spaces with a reception area and office upon entry. The subjects benefit from kitchen/prep and W/C facilities, and a large meeting room to the left-hand side.

The property also benefits from extensive communal parking directly outside the subjects.

## ACCOMMODATION

|              | SQM  | SQFT |
|--------------|------|------|
| <b>Total</b> | 40.4 | 435  |
| <b>TOTAL</b> | 40.4 | 435  |

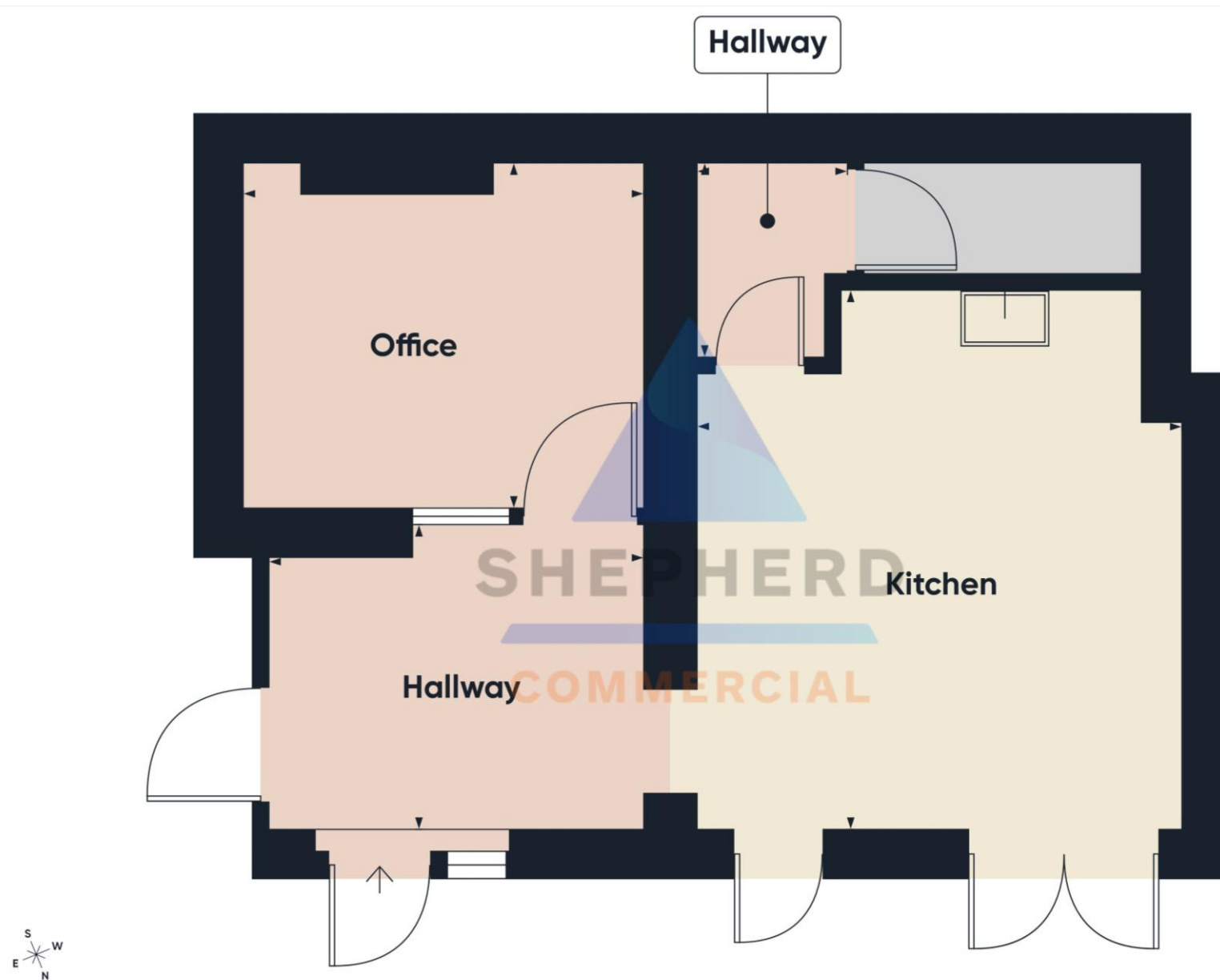
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Floor Plan

UNIT B GRANARY QUAY, GLASGOW HARBOUR TERRACES, G11 6FB



Floor plans are for  
indicative purposes only



## Auction Date

The auction will be held on **Thursday 16<sup>th</sup> April at 2:30pm**

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Guide Price

The property has a guide price of **£45,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,250 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

## Rateable Value

The subjects are yet to be assessed.

## Get in Touch

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



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)

## Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

t: 0141 331 2807



## 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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