FOR SALE

Prominent Class 1a Premises

NIA: 192.26 SQM (2,069 SQFT)

Secure Steel Roller Shutter Access

Suitable For Alternative Uses (Subject To Planning)

In The Heart Of Glasgow's Southside

Benefits From Secure External Storage To The Rear

Sale Price: Offers Over £80,000

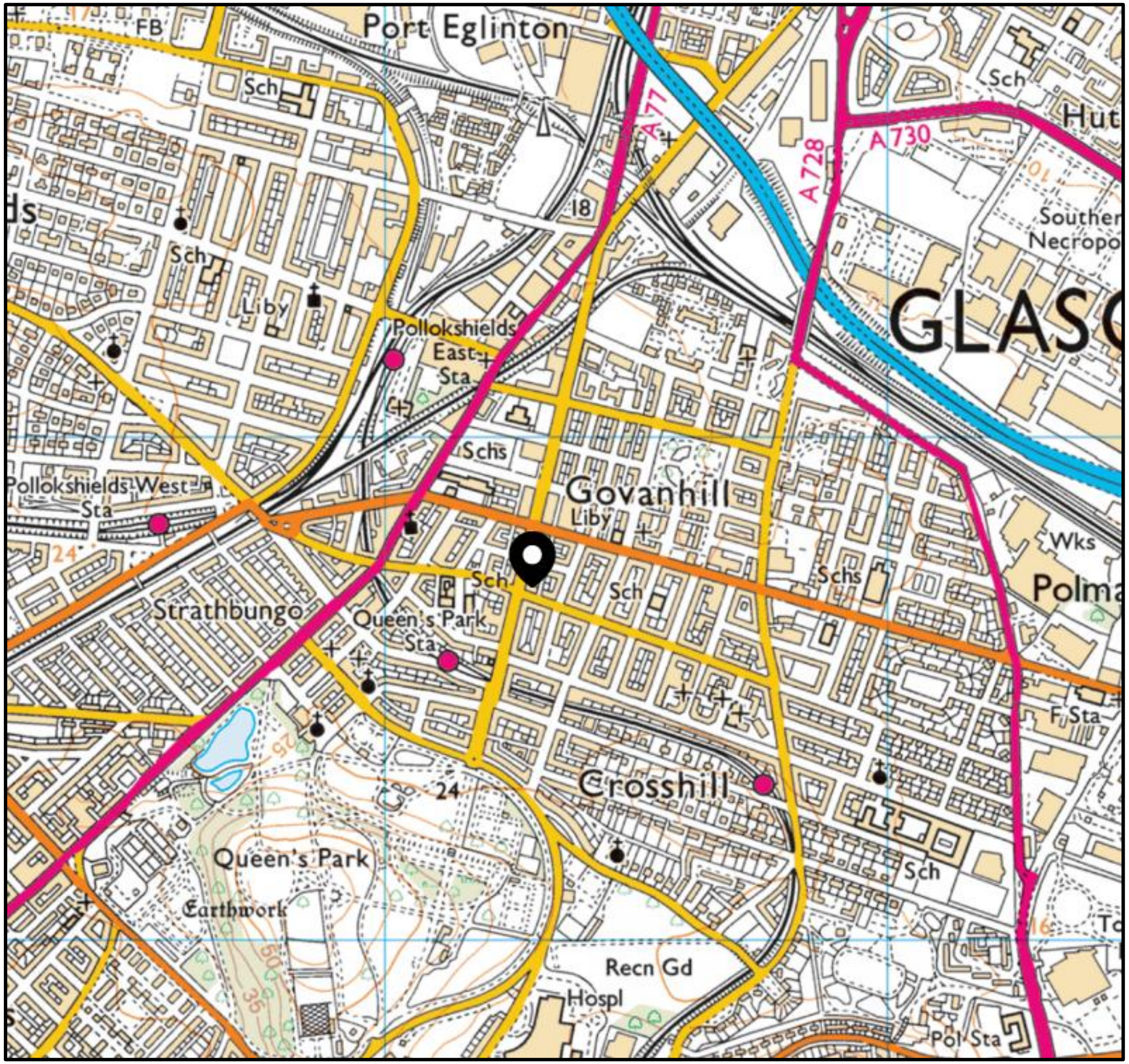
Click here for A VIRTUAL TOUR!

139 & 145A ALLISON STREET, GLASGOW, G42 8RY

CONTACT: Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk | 0141 331 2807 – 07920 824408
Fraser McDonald BSc (Hons) fraser.mcdonald@shepherd.co.uk | 0141 331 2807 – 07551 173132

SHEPHERD COMMERCIAL

Location



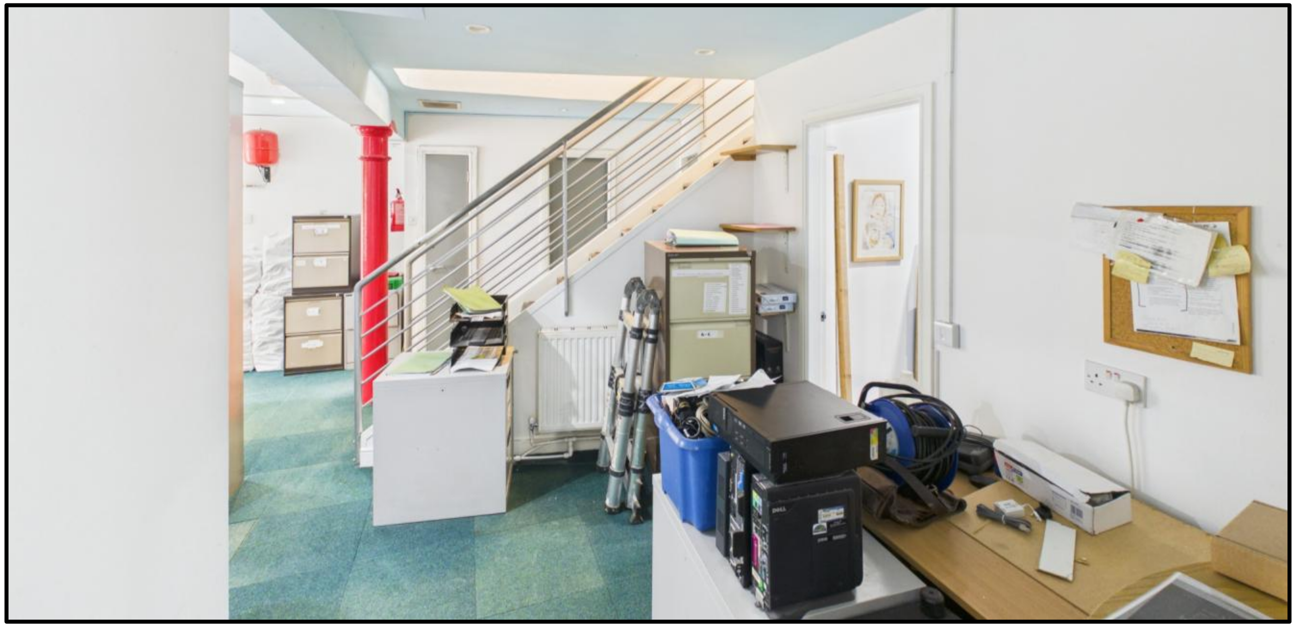
The subjects are situated in the area of Govanhill which is located in Glasgow's southside. The area is a popular residential and retailing area which is conveniently situated 2 miles to the south of Glasgow City Centre.

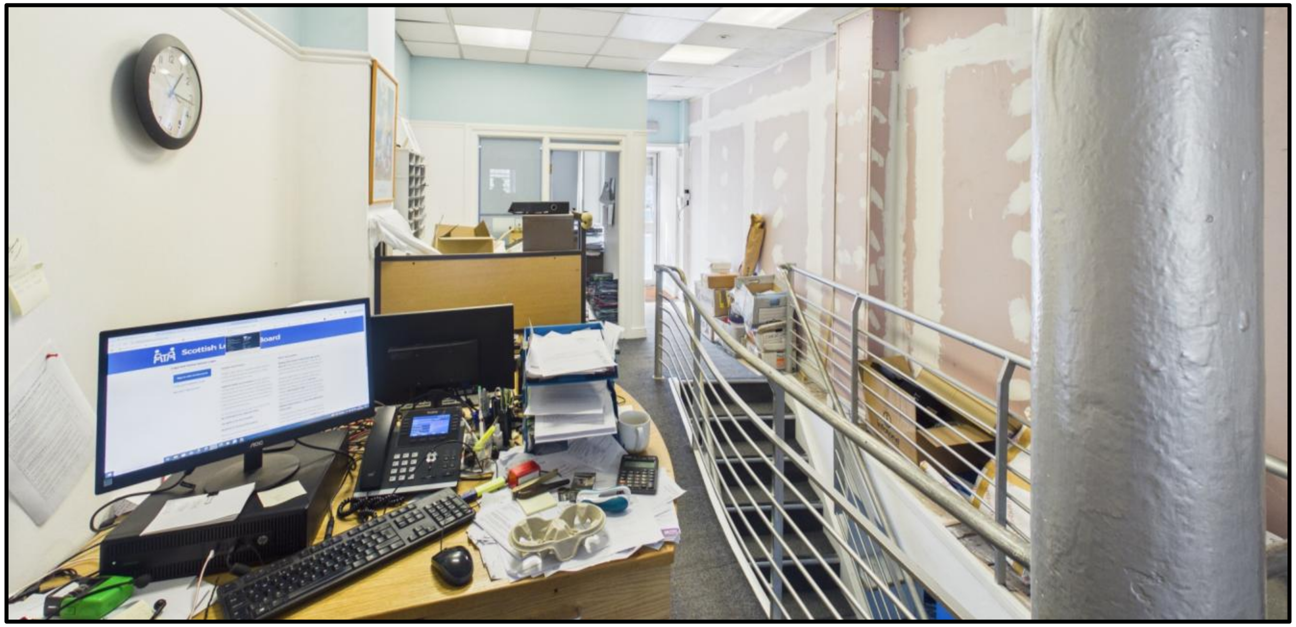
Govanhill benefits from strong transport links with Kilmarnock Road nearby, leading directly towards Glasgow City Centre. Queens Park Train Station is located 0.2 miles from the subject property and offers frequent services into Neilston and Glasgow Central Station.

Govanhill benefits from strong ongoing public sector and private investment, with the Butterbiggins Road and Southwest Property Developments bringing extensive residential improvements to the area. Glasgow City Council has also highlighted Govanhill as a pilot zone for the "Net Zero Neighborhood" initiative, looking to modernise the area's utility infrastructure as well as conducting advanced domestic retrofits.

More specifically, the subjects occupy a prominent position just off Victoria Road, which acts as one of the primary retailing and leisure throughfares within Govanhill. The surrounding area benefits from a blend between residential and commercial operators including Greggs, Boots and PaddyPower.

CLICK HERE FOR LOCATION





The subjects comprise a mid-terrace retail unit spanning across ground and basement levels, forming part of a larger three storey tenement building with residential dwellings on the upper floors. The subjects benefit from dedicated pedestrian access, protected by way of steel roller shutter via Allison Street.

Internally, the subjects currently benefit from the previous tenant's fit-out as a Lawyers' Office. The fit-out consists of a reception area as well as a large open plan space and cellular office to the rear on the ground floor. An internal stairwell provides access to the basement level which benefits from multiple cellular storage/office spaces as well as W/C facilities and a fire exit to the rear. The subjects are mostly uniform in fit-out with carpet floor coverings, plastered walls and a combination of plastered and suspended tiled ceilings with LED slighting throughout.

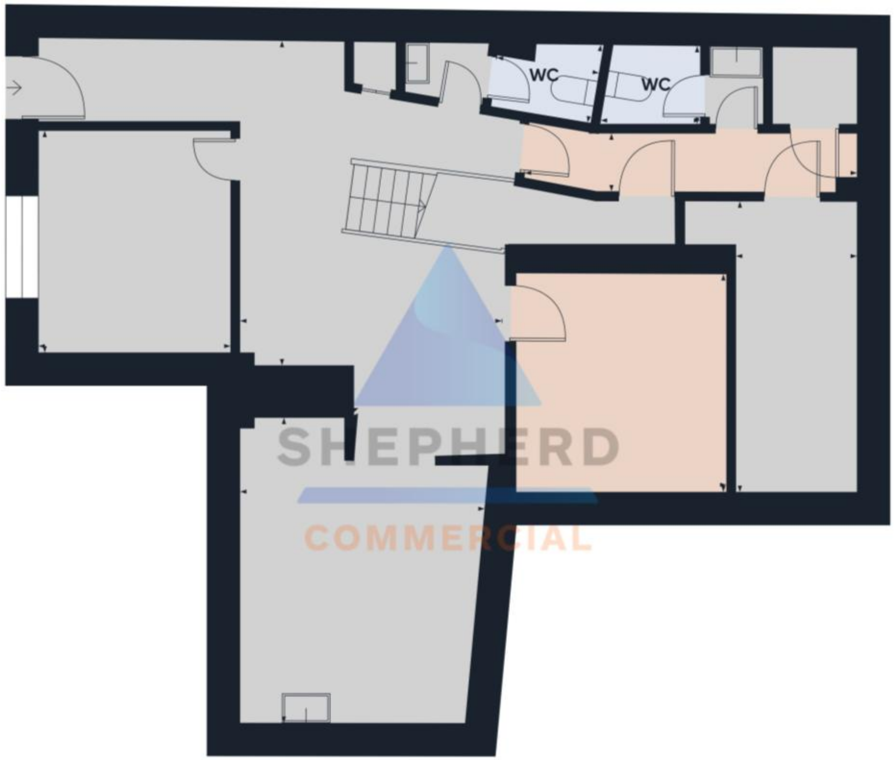
145a Allison Street provides a large store which is located to the rear of the premises. The premises is accessible to the rear of 139 Allison Street and is protected by way of a roller shutter.

ACCOMMODATION

	SQM	SQFT
139 Allison Street	117.66	1,266
145a Allison Street	74.60	803
TOTAL	**192.26**	**2,069**

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).

Ground Floor



Basement

Floor Plans Are For Indicative Purposes Only

SALE PRICE

Our client is seeking offers in excess of £80,000 for their heritable interest in the subjects.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at the below Rateable Values:

Address	Rateable Value
139 Allison Street	£14,000
145a Allison Street	£1,300

The rate poundage for 2026/27 is 48.1p to the pound. As such, the subjects may benefit from full or partial Rates Relief via The Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

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

Get in Touch

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

Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824 408

Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173 132

Shepherd Chartered Surveyors
2nd 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.

shepherd.co.uk

SHEPHERD
COMMERCIAL