

FOR SALE

**Workshop and Showroom
Premises**

GIA: 1,004.83 SQM (10,816 SQFT)

Excellent Transport Links

**Redevelopment Opportunity
(Subject to Planning)**

**Located Within Glasgow's
popular Southside**

Sale Price: Offers Over £400,000



[Click here for A VIRTUAL TOUR!](#)



DUE TO RELOCATION

1008 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW, G41 2HG

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

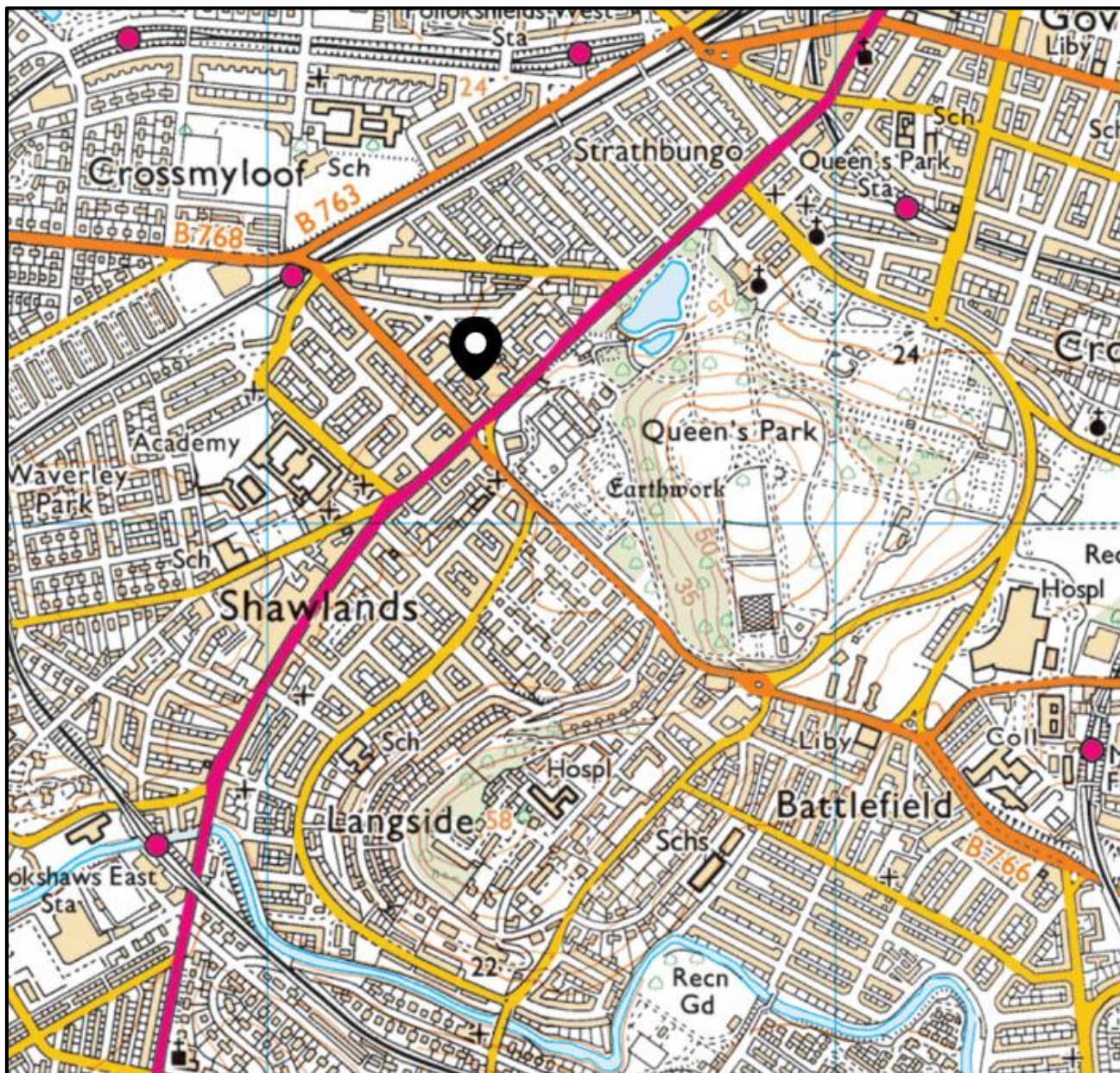
| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

1008 POLLOKSHAW ROAD, SHAWLANDS,
GLASGOW, G41 2HG



The subjects are situated in the area of Shawlands, 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.

Shawlands benefits from strong transport links with Kilmarnock Road leading directly towards Glasgow City Centre. Crossmyloof train station is located 0.3 miles from the subject property and offers frequent services into Glasgow Central Station.

The subjects are located in close proximity to the proposed £150 million regeneration development of Shawlands Arcade. Glasgow City Council have now approved plans to bring 330 new apartments as well as ground floor retail and leisure venues to the Arcade, with a final construction timeline now in the works.

More specifically, the subjects occupy a recessed position on Pollokshaws Road which acts as the primary vehicular and pedestrian route in Glasgow's Southside. The surrounding area benefits from a blend between residential and commercial operators including Boot's, Sainsbury's Local and Nationwide.



[CLICK HERE FOR LOCATION](#)



Description

1008 POLLOKSHAWS ROAD, SHAWLANDS,
GLASGOW, G41 2HG



The subjects comprise of a standalone showroom and workshop premises across 3 floors, with vehicular and pedestrian access available via Crossmyloof Lane.

Internally, the subjects currently benefit from the existing tenants fit-out as a bed showroom and mattress factory. The ground floor was utilised as a manufacturing warehouse and benefits from full electric roller shutter access, leading to a delivery handling and storage area. The main body of the ground floor is currently subdivided in line with the existing tenants use and benefiting from concrete flooring, panelled walls and ceilings with LED strip lighting throughout.

The upper floors of the premises are currently fit out in accordance with the previous occupier's use as a high-quality bedroom showroom. The first and second floors benefit from a uniform modern fit-out, including carpeted flooring and LED spotlights. The second floor also provides dedicated storage and utility areas, staff welfare facilities, and a kitchen/preparation area.

ACCOMMODATION

	SQM	SQFT
Ground Floor (Workshop)	495.80	5,335
Ground Floor (Reception)	11.67	125
First Floor	265.24	2,854
Second Floor	232.56	2,502
TOTAL	1,004.83	10,816

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



SALE PRICE

Our client is seeking offers in excess of £400,000 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 with multiple Rateable Values, Further information can be found on the Scottish Assessors Association website:

[Scottish Assessors Association](#)

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