FOR SALE

Storage/Studio Premises

GIA: 320.13 SQM (3,446 SQFT)

Redevelopment Opportunity (Subject to Planning)

Excellent Transport Links

Located Within Glasgow's popular Southside

Sale Price: Offers Over £200,000

CLICK HERE FOR A VIRTUAL TOUR!

974 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW, G41 2HG

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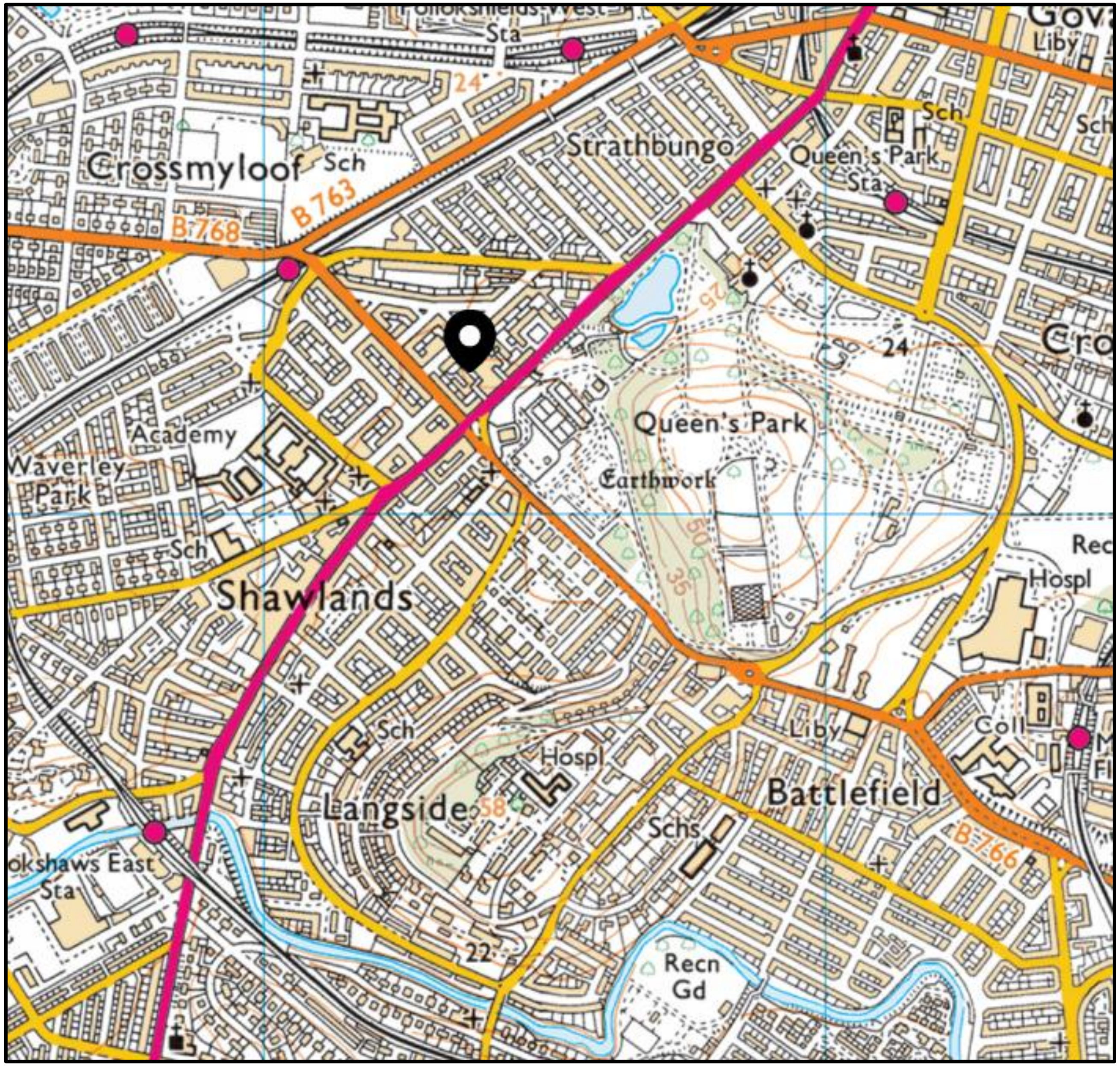
SHEPHERD
COMMERCIAL

Location

974 POLLOKSHAWS 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 and East Kilbride.

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 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 of residential and commercial occupiers including Boot's, Sainsbury's Local and Nationwide.

CLICK HERE FOR LOCATION

The subjects comprise a standalone warehouse premises, accessible via full height electric roller shutters from Crossmyloof Lane.

The premises is currently utilised as a storage and distribution facility for a nearby business. The subjects comprise of a concrete slab flooring, brickwork walls and a profiled metal roof covering, supported by timber trusses. Natural light is provided by skylight panels, with hanging light fixtures installed throughout. W/C and kitchen facilities are also located to the rear of the premises.

ACCOMMODATION

	SQM	SQFT
Accommodation	320.13	3,446
TOTAL	320.13	3,446

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).

Floor Plans

The Detail

SALE PRICE

Our client is seeking offers in excess of £200,000 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. The property is currently not specifically zoned in accordance with the most recent Glasgow City Council Local Development Plan. 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 as 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:

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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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