

Ryden

FOR SALE

**SOUTHSIDE BUSINESS PREMISES
/ DEVELOPMENT OPPORTUNITY**
356 SQ M (3,829 SQ FT)



ALBERT HOUSE
308 ALBERT DRIVE
GLASGOW
G41 5RS

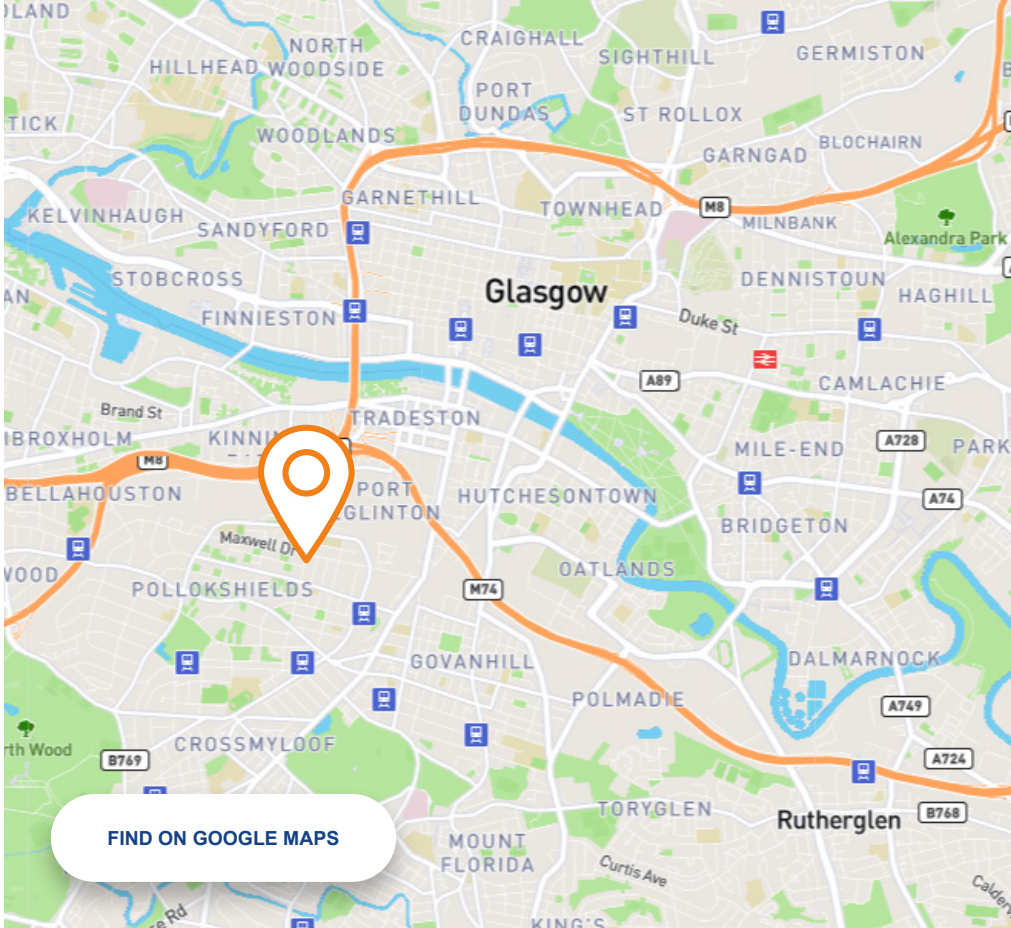
**DESIRABLE SOUTHSIDE
LOCATION**

**PLANNING FOR
CONVERSION TO 4
APARTMENTS**

**DEDICATED PARKING
AT REAR**

**CLOSE TO PUBLIC
TRANSPORT LINKS**

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LOCATION

The subjects are located on Albert Drive in the Pollokshields area of Glasgow, a short drive from the city centre. The surrounding area is mainly residential in nature. Pollokshields East and Pollokshields West railway stations, as well as Shields Road Subway station, are within close walking distance, offering quick access to the city centre and beyond.

DESCRIPTION

Albert House is a detached sandstone villa with modern open plan extension situated on a large plot on Albert Drive. The build is arranged over ground, first and attic levels. The current layout is suited to business use with the benefit of various offices, meeting rooms, kitchen and WC facilities.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
TOTAL	356	3,829

TERMS

Our client is seeking offers for the Heritable (Freehold) Interest.

PRICE

Offers invited.

EPC

Available upon request.

RV

The subjects are entered in the valuation roll.

PLANNING

The subjects benefit from planning permission for conversion to 4no. flatted dwellings. See planning ref:- 22/01981/FUL

VAT

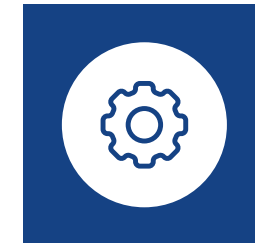
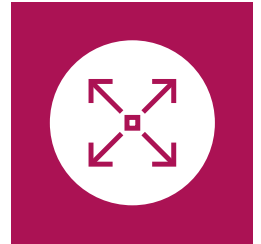
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

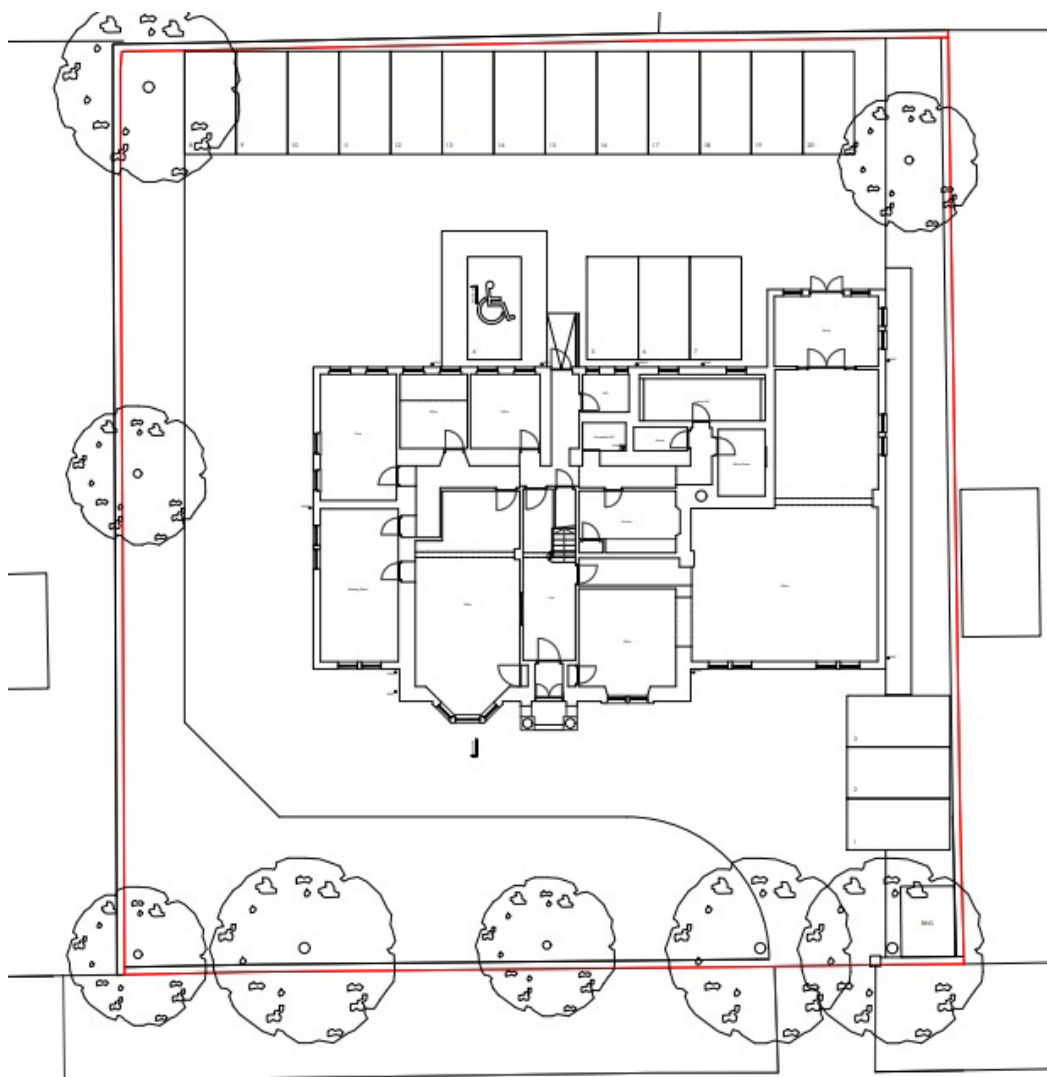
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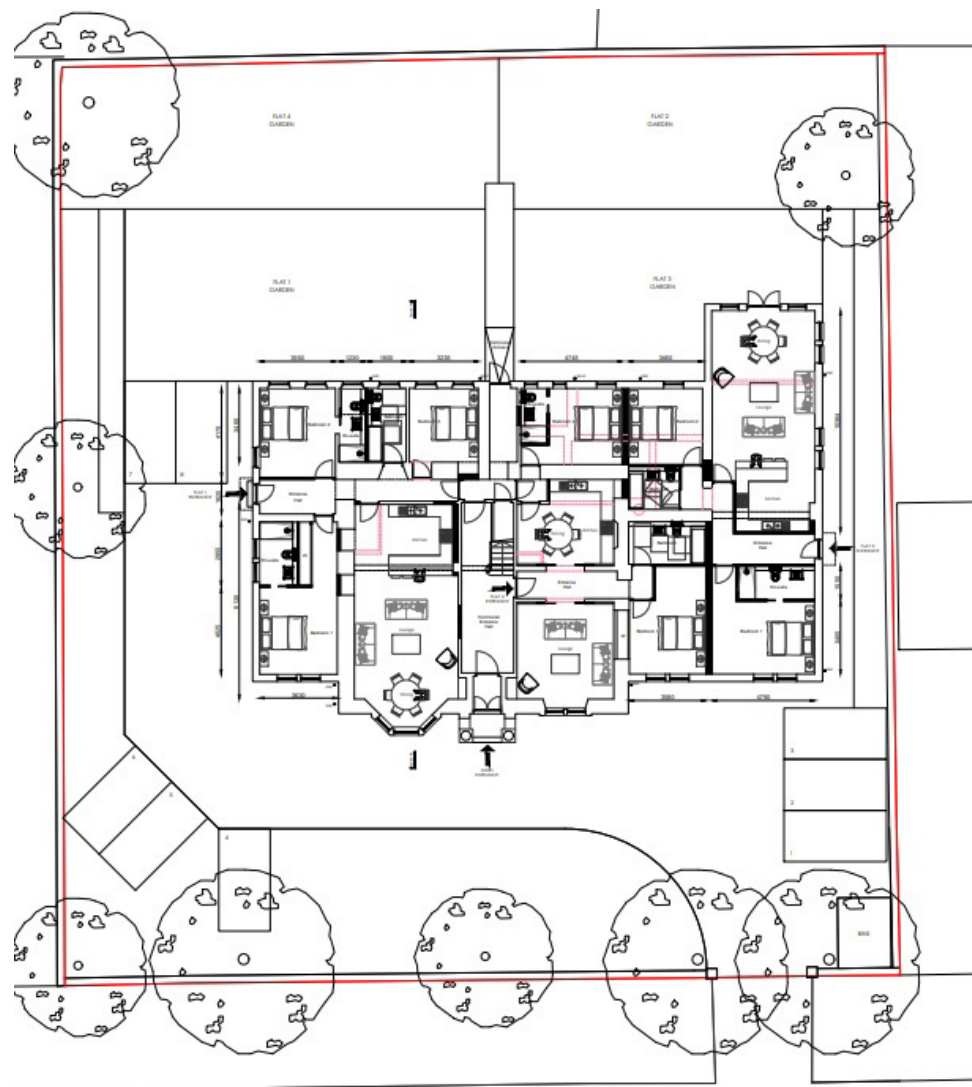


Existing Site Plan



ALBERT DRIVE

Proposed Site Plan



ALBERT DRIVE

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GET IN TOUCH

Please get in touch with our agent for more details.

Tom Conway

T 07827 197 068

E tom.conway@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

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