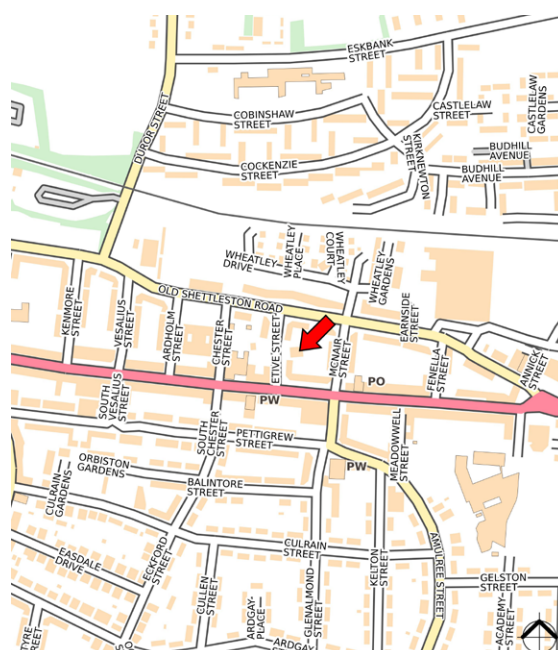




## 34 Etive Street, Glasgow, G32 7LX

- Detached building with car parking
- Suitable for a variety of uses
- Suburban location
- Extends to approximately 270sqm (2906sqft)
- Site Area 0.065 hectares (0.16 acres)



## LOCATION

The premises are located in the Shettleston area of Glasgow, approximately 4 miles east of the city centre. This area is a predominantly residential suburb, with excellent communication links to the city via train, bus and cars.

Located just off the main arterial route of Shettleston Road, the premises are ideally situated to provide representation within the local catchment area.

## DESCRIPTION

The subjects comprise a purpose built single storey former Salvation Army congregational hall, of brick/block construction under a pitched concrete tile clad roof, on a secure site with off street parking.

Internally the building provides a large open plan hall, with additional offices, storage areas, large kitchen and toilet facilities. The premises also benefit from a dedicated garage adjacent to the main building.

## ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate that the premises have the following approximate gross internal areas:

Area	SQ.M	SQ.FT
Main Building	250.13	2692
Garage	19.83	213
Site Area:	0.065 hectares	
	(0.16 acres)	

## TERMS

The subjects are offered by our clients for sale, with preference for clean unconditional offers. Full details are available from the agents.



## RATING

The subjects are entered on the Valuation Roll with a rating assessment of:

Rateable Value £8,800

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and can be provided upon request.

## LEGAL COSTS

Each party will be liable for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser shall be liable for LBTT, Extract Copies and VAT.

## CLOSING DATE

As a closing date is likely to be set, parties are advised to register their interest with the agents.

## To arrange a viewing please contact:



**Emma Smith**  
Commercial Property Agent  
emma.smith@g-s.co.uk  
07435 863 212



**Terry McFarlane**  
Director  
terry.mcfarlane@g-s.co.uk  
07766 551 663

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025