

FOR SALE DUE TO RELOCATION

Prime Retail Unit In Walk In Condition

NIA: 87 SQM, (937 SQ FT) Over Ground and Lower Ground Floor

Attractive Glazed Shop Frontage With High Levels Of Passing Traffic

May Qualify for 100% Rates Relief

Sale Price: OIEO: £125,000 + VAT



CLICK HERE FOR LOCATION!



737 POLLOKSHAWS ROAD, STRATHBUNGO, GLASGOW, G41 2AA

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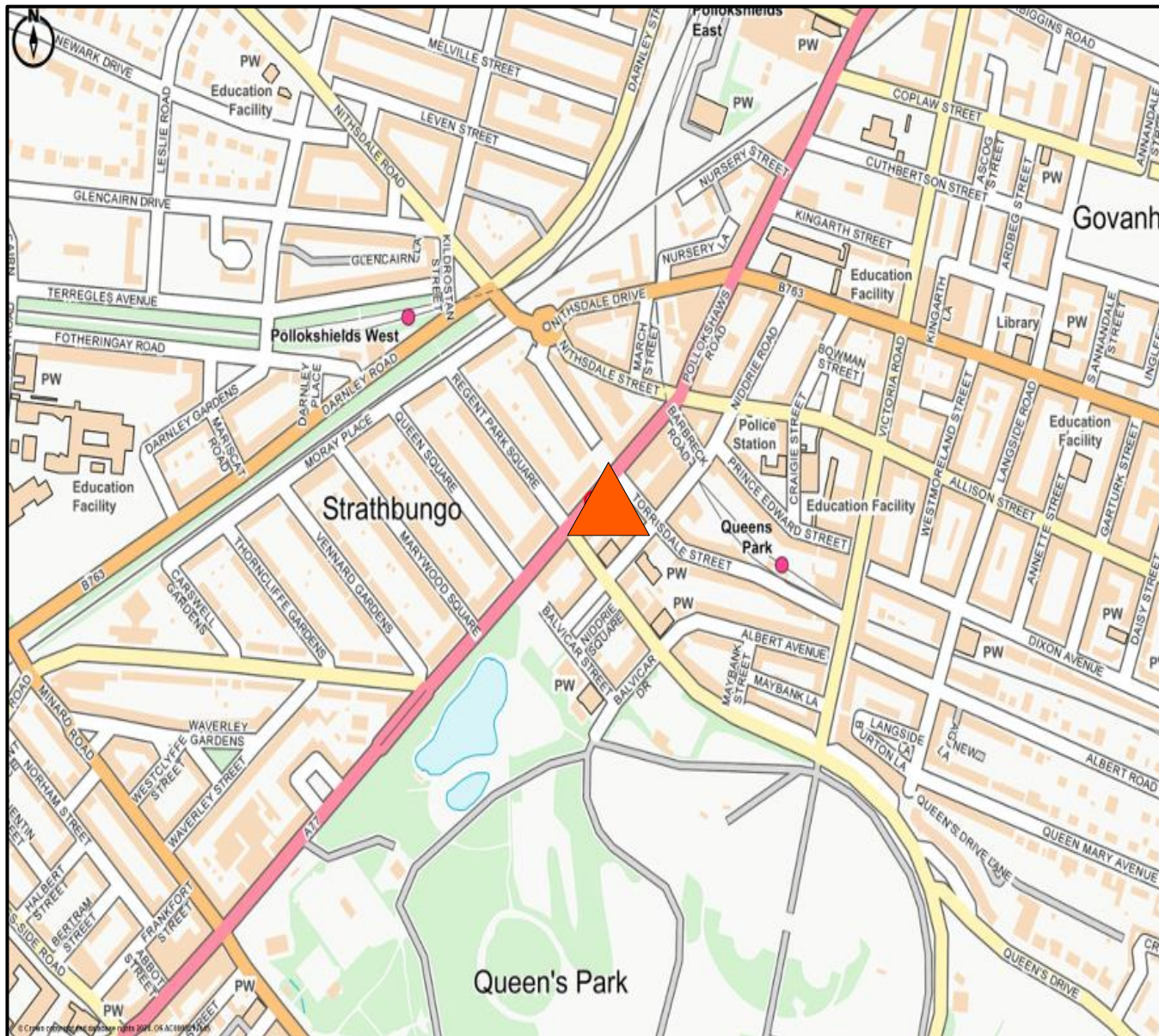
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| 0141 331 2807 – 07551 173 132





Location

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The subjects are located on the east side of Pollokshaws Road, a short distance to the north of Queens Park and to the south of Pollokshaws Road's junction with Nithsdale Street and Allison Street in the Strathbungo area of Glasgow's southside

The property benefits from strong transport links with numerous bus services provided on Pollokshaws Road and Queens Park and Pollokshields West Railway Stations being within walking distance of the subject property. Pollokshaws Road is a main arterial road within the south side of Glasgow and carries a high volume of daily passing traffic. Nearby occupiers include Stag & Thistle Restaurant, Queens Park Pharmacy, Pizza Hut and Coral Bookmakers.



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Description

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The subjects comprise a recently refurbished retail unit arranged over ground and basement floor, forming part of a larger three storey plus basement tenement block. The subjects benefit from an attractive glazed frontage, directly onto Pollokshaws Road.

At ground floor level the subjects provide a main sales area with a timber staircase to the rear providing basement access.

At basement level they provide a fitted kitchen, fitted toilet, office space and storage space. The basement has been fully tanked, and further benefits from extra storage space at this level.

The subjects are presented in a walk in condition ready for occupation. The subjects were owner occupied previously, and as such have benefitted from a high level of finish and maintenance for several years.

Given the subjects size, location and condition, the subjects will appeal to both owner occupiers and investors alike.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,800. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Ground Floor	36	388
Basement	51	549
TOTAL	87	937

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).

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



The Detail

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The Detail

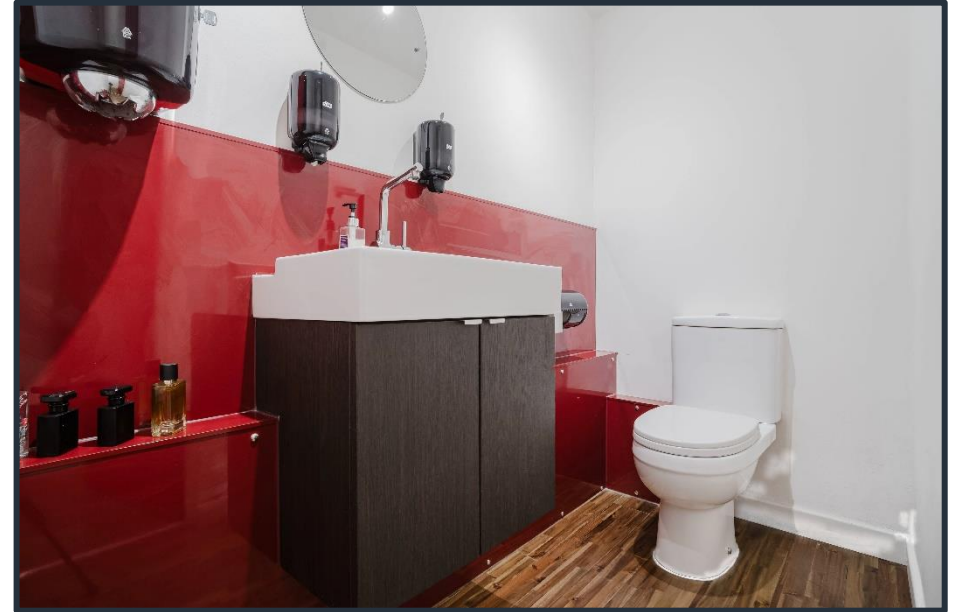
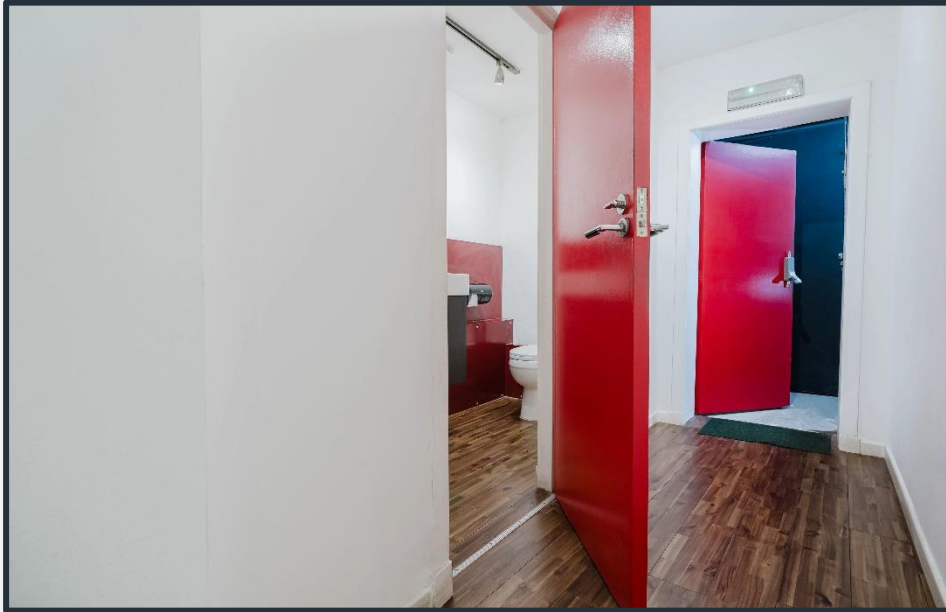
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SALE PRICE

Due to relocating to alternative premises, our client is seeking offers in excess of £125,000 excluding of VAT.

PLANNING

We understand that the property has planning consent in line with its previous 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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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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