

FOR SALE
OFFICE / RETAIL PREMISES

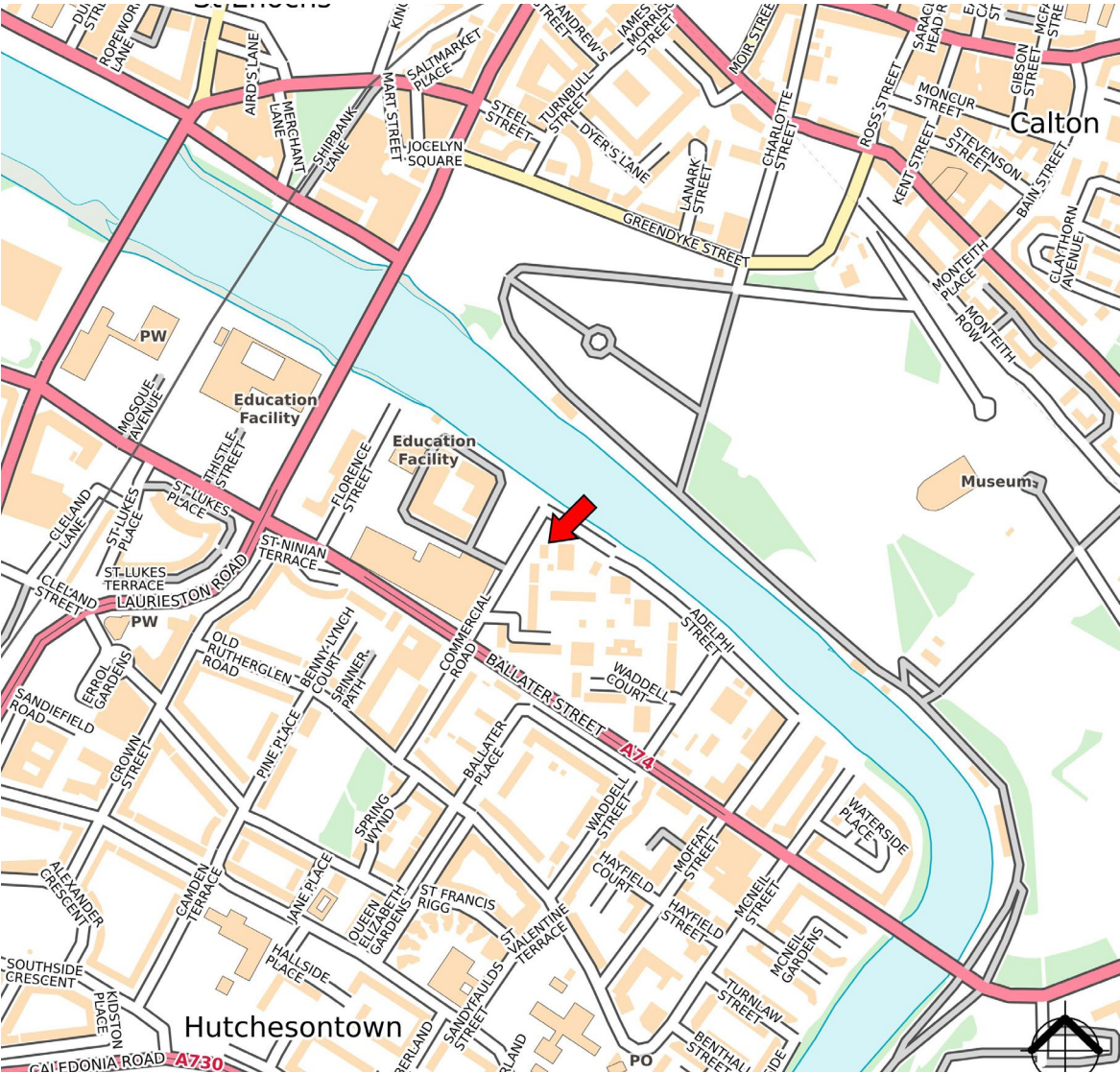


**10 Commercial Court,
Glasgow, G5 0PJ**

- Stand alone building
- Riverside location
- Unit extends to approximately 141.09 sq. m. (1,519 sq. ft.)
- Suitable for a variety of uses

LOCATION

The property is situated on the east side of Commercial Road, at its junction with Adelphi Street, in the Gorbals area of the the city. Being located adjacent to the river Clyde and directly opposite Glasgow Green, the property is excellently located close to the city centre.



This area of the city has seen considerable regeneration in the last 10 years, with many new residential developments nearby and recent commercial activity at Crown Street Retail Park. Adjacent to the property is The Glasgow Club, offering a wide variety of leisure activities.

DESCRIPTION

The subjects comprise a stand alone commercial premises, which lend themselves to a variety of uses. The property is of brick/block construction under a flat roof, with a raised entranceway and large shop front. The property also benefits from rear service access.

Internally the unit has three large open plan spaces over three levels, all accessed from an internal stair.

ACCOMMODATION

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

Floor	SQ.M	SQ.FT
Ground Floor:	33.07	356
First Floor:	61.13	658
Basement:	46.89	505
TOTAL:	141.09	1,519

PRICE

The premises are offered For Sale, and offers are invited for the benefit of the Heritable interest.

Please note that a Closing Date is likely to be set and as such we would recommend that interested parties register their interest in the premises with the agents.



To arrange a viewing please contact:



TERRY MCFARLANE

Director

terry.mcfarlane@g-s.co.uk
07766 551 663



LOUISE GARTLAND

Commercial Property Agent

louise.gartland@g-s.co.uk
07917 684 033

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,500.

At this level of rating assessment it is likely that an ingoing occupier will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser will be liable for LBTT.

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. Date Published: July 2026

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.