

TO LET/ MAY SELL Offices/Store

 121 Moffat Street,
Glasgow, G5 0ND

- 🌀 NIA - 196 sqm (2107 sqft)
- 🌀 Busy A74 thoroughfare
- 🌀 Available as whole or in part
- 🌀 Alternative use potential
- 🌀 Potential rates relief
- 🌀 Ample free parking

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PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting/selling agents;

Kirkstone Property Consultancy
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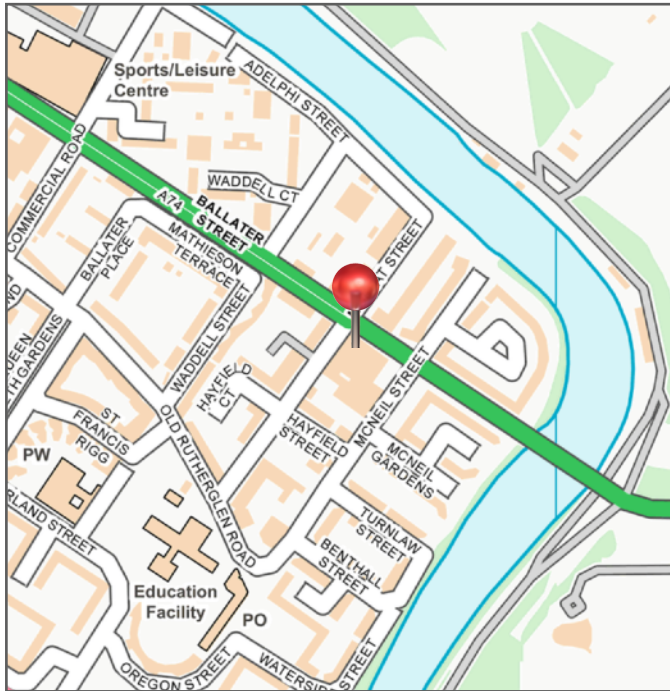
0141 291 5786



Location

The Gorbals is an area in the city of Glasgow, Scotland, on the south bank of the River Clyde. The property is located in the east side of the Gorbals area, less than 1 mile from the city centre and situated on the south side of Ballater Street (A74), immediately at the corner of its junction with Moffat Street.

The M74 motorway takes less than 6 minutes to drive to via Cumberland Street. Frequent bus services operate on Ballater Street (A74). Bridgeton train station takes around 15 minutes' walk. The surrounding area is a mixture of commercial and residential property. Nearby occupiers include Homezone Furniture, Nisa Extra and Noor Tandoori.



Description

The subjects comprise the ground and first floor of a two-storey building of brick construction. The roof is flat. Upon entering the property, there is a large reception in addition to 2 smaller offices. The first floor is cellular with a total of 7 offices ranging in size from 130 sq ft to 395 sq ft. The flooring throughout is of concrete and is covered in carpet. The walls are of plaster/paint and the ceilings incorporate fluorescent lighting. Space heating is provided via a gas boiler.

The property has 2 entrances/exits off Moffat Street and can be split providing separate access to the first floor via stairwell. Each office benefits from local area network (LAN) trunking in situ which feeds back to a main server providing a convenient plug and use system.

Accommodation

The property provides the following approx. net internal floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Reception, staff room, office & storage	65.29	703
First	7 x offices	130.43	1404
Total		195.72	2107

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).



Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £19,500 per annum. Alternatively, our clients' may consider selling their heritable interest at offers over £245,000.

VAT

The subjects are elected for VAT, therefore, VAT is payable.

Rateable Value

The rateable value is required to be reassessed.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

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