

FOR SALE - DEVELOPMENT / INDUSTRIAL

1008 POLLOKSHAWS ROAD

SHAWLANDS, GLASGOW, G41 2HG



KEY HIGHLIGHTS

- 17,022 sq ft
- Comprises 2 x storey workshop building plus single storey workshop building
- May be suitable for alternative uses, subject to planning, including Class 3
- Offers over £650,000 invited - no VAT
- Situated off Pollokshaws Road by Queens Park
- Well-suited for studio / workshop / artist spaces
- On-site parking provided

SUMMARY

Available Size	17,022 sq ft
Price	Offers in excess of £650,000
Rates Payable	£21,538.50 per annum
Rateable Value	£43,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Workshop accommodation with on-site parking arranged between two buildings.

Two storey workshop building of concrete frame construction with a flat roof benefitting from excellent levels of natural daylight over both floors. Both floors provide open-plan accommodation complete with WC facilities and tea-prep. Newly installed double glazed windows are found throughout.

A single storey workshop building is found adjacent of brick construction surmounted by a traditional pitched roof clad in slate. Internally the building is setup to provide open plan warehouse accommodation with WC facilities found off. A lean-to extension has been added onto the building which is surmounted a clad metal roof.

LOCATION

The subjects are located within the popular Shawlands area of Glasgow's south side approximately 2 miles south of the city centre.

More specifically the subject property is located just off Pollokshaws Road via the lane between the Glad Café & Buongiorno Restaurant immediately opposite Queens Park.

Excellent access to public transport links are provided with numerous bus services operating on Pollokshaws Road itself whilst Crossmyloof Railway Station is a 5 – 10 minute walk west of the subjects where direct services to Glasgow Central Station are provided.

On-site parking is provided.

ACCOMMODATION

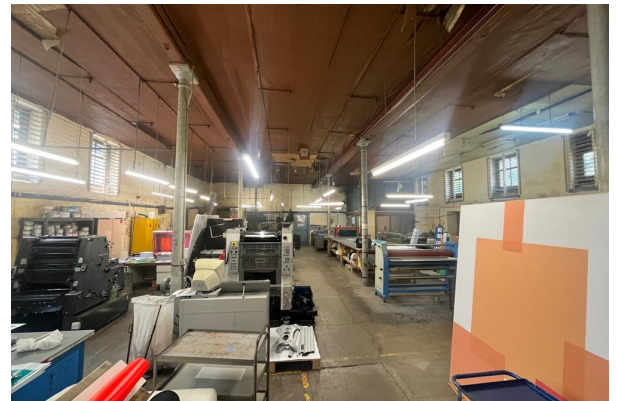
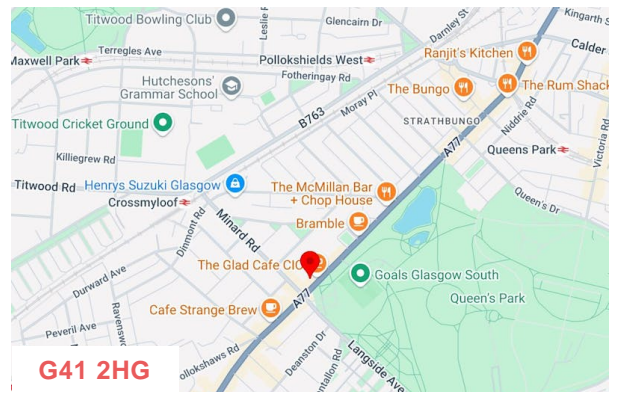
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	4,316	400.97	Available
1st - Workshop	4,316	400.97	Available
Ground - Workshop	8,390	779.46	Available
Total	17,022	1,581.40	

PLANNING

The subjects benefit from Class 4, 5, 6.

All planning queries should be directed to Glasgow City Council Planning Department.



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

G·M·BROWN

