

FOR SALE

RETAIL WAREHOUSE
WITH DEVELOPMENT POTENTIAL



958 MARYHILL ROAD, GLASGOW, G20 7TA

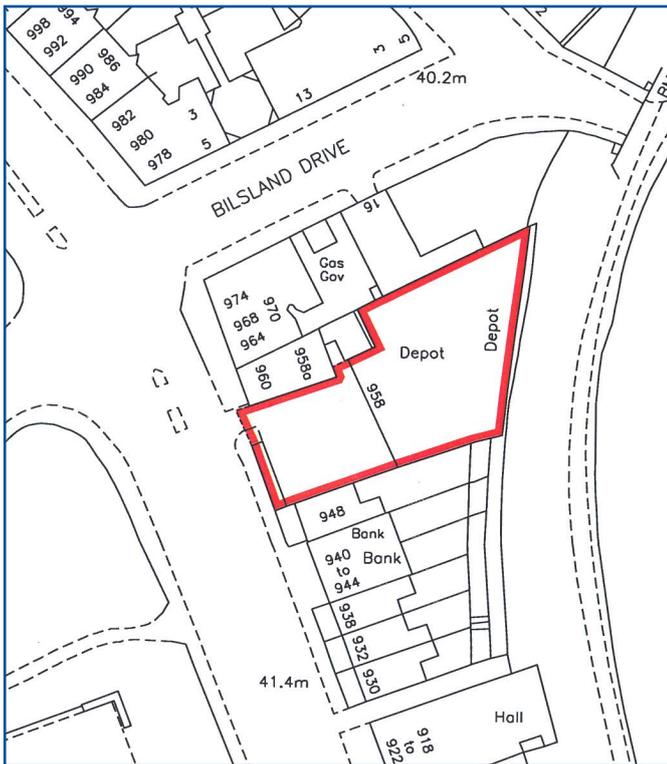
- Retail warehouse with ancillary office space
- Dedicated yard/parking
- Prominent position on A81 Maryhill Road
- Potential for re-development
- 633.47 sq m (6,819 sq ft) excluding mezzanine areas
- Offers over £135,000

Location

The property is formed immediately to the north of Maryhill Road (A81), a short distance south east of the centre of Maryhill, which comprises a suburb of Glasgow, being approximately 4 miles north west of Glasgow City Centre.

The property is located at the northern end of Queen Margaret Drive and enjoys excellent public transport links, with regular bus services passing along Maryhill Road, whilst the nearest train station is Possilpark and Parkhouse, a short distance away. Hillhead Subway station is within a 15 minute walk of the property.

Surrounding properties are mixed and include a flooring company, solicitors, Esso petrol filling station and residential tenement style properties.



Description

The property comprises an attached brick built building, rendered externally and having a steel truss roof overlaid in cement sheeting. The unit is accessed via a steel roller shutter door which is accessed from the yard / car park to the front of the property.

Internally, the property has a concrete floor, part overlaid in carpet, with much of the ceiling being finished in suspended acoustic tiles.

The property has been laid out to provide main sales area, ground floor storage, mezzanine sales area, mezzanine offices, toilet and storage accommodation.

The building is generally in a poor state of repair requiring upgrading works. The property is sold 'as seen', with no warranties provided for services etc. The property will not be cleared prior to sale.

Redevelopment/potential alternative uses

The space is currently fitted for retail and ancillary use, however given the design and layout, the property could be converted for alternative use, eg. gym, children's nursery, sports club, etc.

Accommodation/areas

From sizes taken at the time of our inspection, we calculate the ground floor gross internal area to extend to approximately 633.47 sq m (6,819 sq ft).

In addition, there are three mezzanine areas within the space, which extend to the areas detailed below:

Mezz 1: 184.57 sq m (1,987 sq ft)
Mezz 2: 58.20 sq m (626 sq ft)
Mezz 3: 98.13 sq m (1,056 sq ft)

Rating

The current Rateable Value is £24,400.
The current Uniform Business Rate is £0.484.

Price

Offers over £135,000 are sought.

VAT

There is no VAT payable on the purchase price.

Energy Performance

The property has an EPC rating of [To be confirmed]. A full copy of the certificate can be made available to interested parties if required.

Legal Costs

Each party to bear their own legal costs.

Land and Buildings Transaction Tax

Prospective purchasers will be responsible for the payment of any Land and Buildings Transaction Tax.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666

Fax: 07006 037140

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk



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