

FOR SALE

RETAIL UNIT WITH CLASS 2
(OFFICE) CONSENT



42/44 Holmlea Road, Glasgow, G44 4BG

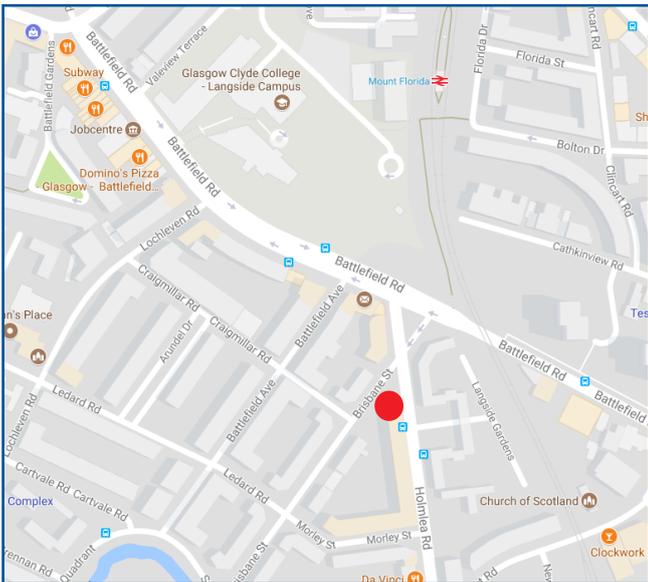
- Popular southside location
- Prominent corner position with excellent frontage
- Class 2 (Office) consent
- Potential to subdivide unit
- 100% rates relief
- No VAT on purchase price
- 71.5 sq m (770 sq ft)
- Offers over £75,000

Location

The shop is located to the west of Holmlea Road within the Battlefield area of Glasgow, approximately 4 miles south of Glasgow City Centre. The unit is located on the corner of Holmlea Road and Brisbane Street, a short distance south of Battlefield Road, the main retailing street within the area. Holmlea Road connects to Clarkston Road a short distance south, which in turn connects Cathcart, Netherlee, Stamperland and Clarkston.

The property enjoys excellent public transport connections, with regular and varied bus services passing along Holmlea Road and Battlefield Road, whilst Mount Florida railway station is only a few minutes' walk away.

The surrounding area is characterised by tenement properties, a number of which have retail and office uses on the ground floor and residential flats above. Surrounding occupiers include an ironing shop, Coop funeralcare, barbers, newsagent and letting agents.



Description

The retail unit forms part of the ground floor of a traditional end terraced corner tenement building, being 4 storeys in height, constructed of solid sandstone and having a pitched, timber framed and concrete tiled roof. The shop benefits from excellent frontage to Holmlea Road, with further windows to Brisbane Street.

Internally, the unit has been subdivided to form main sales area (currently used as an office), two further office areas, kitchen and male and female toilet facilities.

The floors throughout are of suspended timber, generally overlaid in carpet tile with vinyl coverings to the toilet areas. The walls are generally of plasterboard, papered and painted with the ceilings being of suspended acoustic tiles incorporating recessed fluorescent fittings.

The kitchen area contains basic floor mounted kitchen units incorporating a stainless steel sink and drainer served by an electric hot water geyser.

Each toilet contains WC and WHB, with hot water via an electric geyser fitting.

A gas central heating system is installed, with radiators to all main areas.

The unit has previously formed two separate retail units and is capable of conversion back to two separate units (subject to planning), the main subdividing wall still being in place.

Accommodation/Areas

From sizes taken at the time of our inspection, we calculate the property to extend to a total net internal area of 71.50 sq m (770 sq ft)

The above area excludes the toilet area which extends to 5.24 sq m (56 sq ft).

Rating

The current Rateable Value is £8,200.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Price

Offers over £75,000

Service Charge/ Factor's Fees

There is a common factor's charge in respect of the building, which includes building insurance, management, general repairs and maintenance of the building. Further details are available via the selling agent.

VAT

There is no VAT payable on the price.

Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties upon request.

Date of Entry

Immediate entry is available.

Viewing and further information

Viewing and further information is available 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



IMPORTANT NOTICE

Thomson Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Thomson Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- (vi) Photographs & drawings for illustration purposes only.