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CLOSING DATE SET - NOON FRIDAY 3 MARCH 2023

FOR SALE

9-11 Harvie Street, Kinning Park, Glasgow G51 1BW

- Well-Presented Self-Contained Class 2 / Studio Premises
- Former church building with traditional features and private grounds
- Would suit a variety of uses
- Development potential
- TOTAL NIA: 159.67 sq m (1,719 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The property is situated within Kinning Park in close proximity to Pacific Quay to the southwest of Glasgow city centre. Positioned on the western side of Harvie Street, the subjects benefit from the arterial Paisley Road West that lies to the immediate south and has access to the M8, M74 and M77 motorways. The immediate area has benefitted from investment in recent times including the full redevelopment of the adjoining building to the north. Cessnock and Kinning Park Subway Stations are within walking distance.

DESCRIPTION

The subjects comprise a former beauty salon which is contained within what was originally a church building. The property benefits from traditional features with two entrances, a main open plan retail area on the ground floor that has been subdivided in part to provide two private treatment rooms which could be removed if required. A balcony style mezzanine level at the rear is accessed via a feature steel spiral staircase.

A fully fitted hair salon is found within a single storey extension to the rear along with a staff kitchen and toilet with shower. A side door provides access/escape to a private driveway with a single garage and private grounds found at the rear. The building could therefore be split if required.

The driveway affords a level of off street car parking with further on street parking also available.

FLOOR AREA

We calculate the total net internal floor area of the property at 159.67 sq m (1,719 sq ft).

ENERGY PERFORMANCE CERTIFICATE

On application.

PLANNING

The subjects previously traded as a beauty salon and therefore it is assumed that they benefit from a Class 2 (Financial, Professional & Other Services) Use Consent although it would also suit a variety of alternative uses. Interested parties should make their own enquiries with Glasgow City Council Planning Department.

ASKING PRICE

Our client is seeking offers in excess of £180,000 for the benefit of their heritable interest in the property.

RATING ASSESSMENT

The property has been entered into the current Valuation Roll at a Rateable Value of £10,400.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

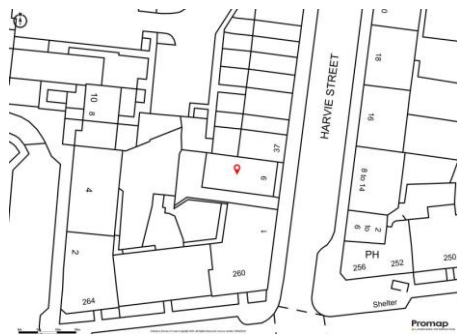
Each party to bear their own legal costs.

VAT

Not applicable.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Grant Strang | Gregor Hinks Tel. 0141 337 7575

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