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SURVEYORS
SCOTLAND

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FOR SALE

567A Shettleston Road, Glasgow G31 5JT

- Small vehicular repair workshop
- Fully self-contained
- Automated roller shutter
- Excellent transport links
- GIA: 76.35 sq m (822 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The property is located in Shettleston, an eastern district lying approximately 4 miles from Glasgow city centre. Shettleston Road, part of the A89 road, is an arterial route through this area and is lined with a mixture of commercial properties and tenement buildings. The subjects form part of a small pocket of industrial premises on the northern side of Shettleston Road. The property benefits from access to the M8 and M74 motorways while Carntyne Train Station is a short walk to the northeast.

DESCRIPTION

The subjects comprise a small self-contained end-terrace vehicle repair workshop set back off Shettleston Road. The unit benefits from a main open plan workshop, roller shutter access, 3.25m eaves and a staff toilet.

ACCESS

It should be noted that the subjects enjoy no servitude right of access over the private road between the property and Shettleston Road although there has been an access in use, without impediment, for well in excess of 20 years. Interested parties can take further comfort in the knowledge that there are several servitude rights of access over the road in question preventing restrictions. Further details can be provided on request.

FLOOR AREA

We calculate the gross internal floor area of the property at 76.35 sq m (822 sq ft).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – B

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £3,000.

The Proposed 2023 Rateable Value is £3,700.

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

ASKING PRICE

Our client is inviting offers for this opportunity.

VAT

VAT is not applicable.

OFFERS

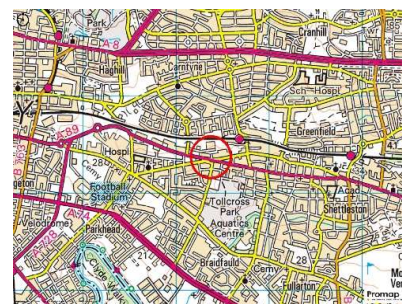
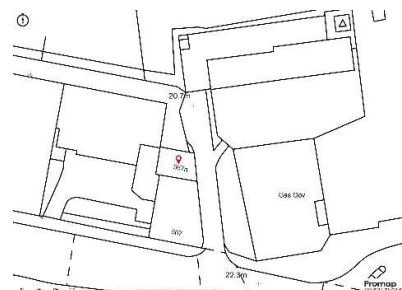
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

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

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