



**ALLIED  
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SCOTLAND**

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## FOR SALE

**214 Albert Drive, Glasgow G41 2NJ**

- Located in sought after retail location
- Character frontage
- Net Internal Area - 61.32 sq m (660 sq ft)
- Being sold as seen

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

## LOCATION

The property is located in Pollokshields, a recognized and mature residential housing area lying approximately 3 miles to the south of Glasgow city centre. The property is situated on Albert Drive, one of the principal routes through Pollokshields and forms part of a well-supported local retail centre. Neighbouring commercial occupiers include jewellers, convenience stores, offices and essential service providers.

## DESCRIPTION

The property comprises a single fronted ground floor retail unit contained within a well maintained mid-terraced three storey tenement building. Internally, the property contains a front sales area, back storage area with w.c. and mezzanine floor.

## FLOOR AREA

From measurements taken on site, we calculate the property to extend to the following net internal areas:

Ground Floor: 43.75 sq m (471 sq ft)

Mezzanine: 17.57 sq m (189 sq ft)

Total: 61.32 sqm (660 sq ft)

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £4,200. The property is therefore eligible for rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Indicator - TBC

## PRICE

Our client is seeking offers in excess of £100,000 for their heritable interest in this property.

Please note the property is being sold as seen.

## VAT

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.

Gregor Hinks | Tel. 0141 337 7575

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