







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



LOCATION

The located property 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 include occupiers 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 CERTIICATE

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

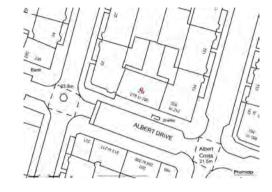
In the normal Scottish form addressed to this office.

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

Gregor.hinks@alliedsurveyorsscotland.com