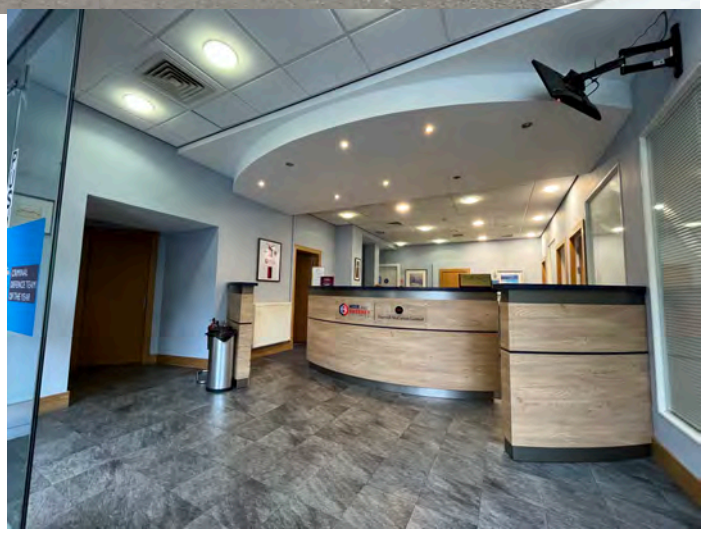
ALLIED SURVEYORS SCOTLAND

Tel. 0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com







FOR SALE

457 Duke Street, Glasgow G31 1RD

- Prominent Double High Street Class 1A Office
- Would suit a variety of uses and potential for redevelopment
- Central position on main retail thoroughfare within Dennistoun
- Total NIA: 147.73 sq m (1,590 sq ft)

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LOCATION

The property is situated on the north most side of Duke Street between Whitehill Street to the east and Hillfoot Street to the west and opposite Bellfield Street in the densely populated and vibrant area of Dennistoun within Glasgow's East End, approximately one mile from the city centre. Duke Street is the principal thoroughfare in the area which is lined with traditional tenements incorporating large retail parades on the ground floor. Occupation levels are strong with a healthy mix of local and national traders in occupation including Greggs, Boots and Shelter. On street car parking is available immediately in front of the property.

DESCRIPTION

The property comprises a large double high street office that has been formed within what was originally a bank on the ground floor of two adjoining four storey traditional tenement buildings.

ACCOMMODATION

The accommodation comprises the configuration of a solicitor's office with an entrance vestibule, general office, 7 private offices, staff kitchen, ladies and gents toilet facilities, walk-in safe and fire escape corridor leading to a door accessing the rear courtyard of the east most tenement building.

FLOOR AREA

We calculate the net internal floor area of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) at 147.73 sq m (1,590 sq ft).

PRICE

Our client is seeking offers in excess of £210,000 for their heritable interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £25,000 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available to interested parties.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

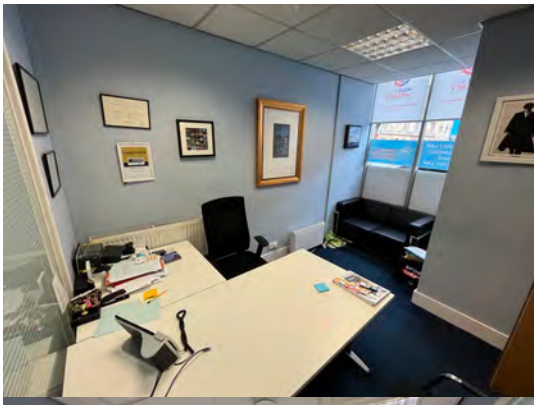
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

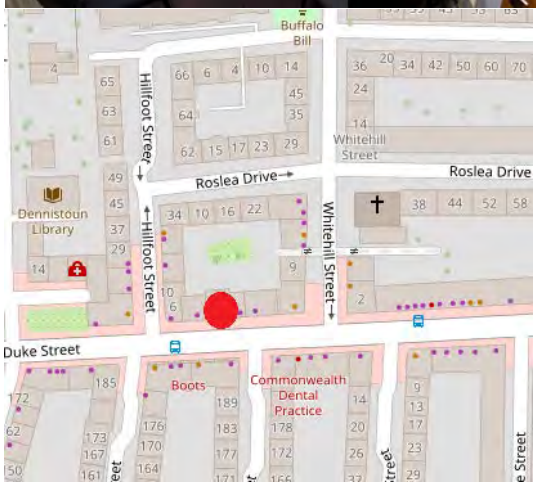
To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.







VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

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Regulated by RICS

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