



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

124 Westmuir Street, Glasgow G31 5BW

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

- ✓ Self contained high street Class 1A office with flexible layout
- ✓ Modern shopfront and automated security shutters
- ✓ Qualities for 100% rates relief and would suit a variety of alternative uses
- ✓ NIA: 64.62 sq m (696 sq ft)

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



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LOCATION

The property is situated on the south side of Westmuir Street immediately to the east of Sorby Street and opposite Nisbet Street in the Parkhead area approximately 2 miles east of Glasgow city centre. Westmuir Street is a busy thoroughfare and therefore the property is subject to good levels of passing vehicle traffic with a densely populated surrounding area.

DESCRIPTION

The property comprises a self contained mid-terraced high street office contained on the ground floor of a modern four storey building that has residential dwellings on the upper levels.

ACCOMMODATION

The accommodation comprises an open plan space which has been sub-divided by demountable partitioning to form a reception area, general office, three private offices, tea preparation area and 2 WCs.

FLOOR AREA

We calculate the net internal floor area of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) at 64.62 sq m (696 sq ft).

PRICE

Our client is seeking offers over £60,000 for their heritable interest in the property.

VIRTUAL WALKTHROUGH

Please click [here](#) for a virtual walkthrough of the space.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers that qualify will therefore be eligible for 100% non domestic rates relief through the current Small Business Bonus Scheme.

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

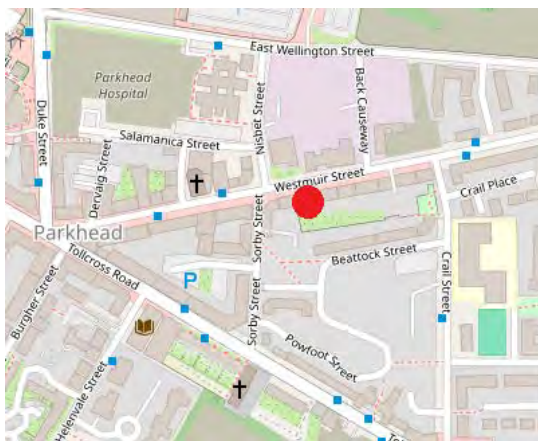
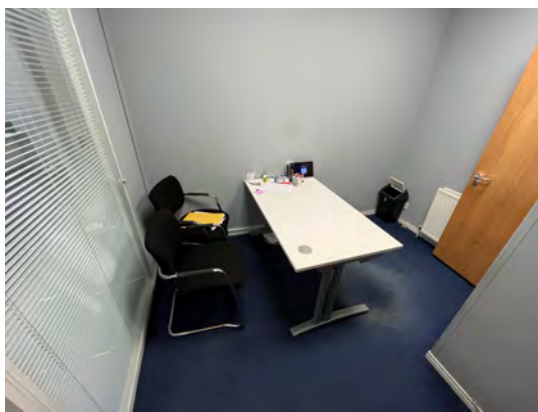
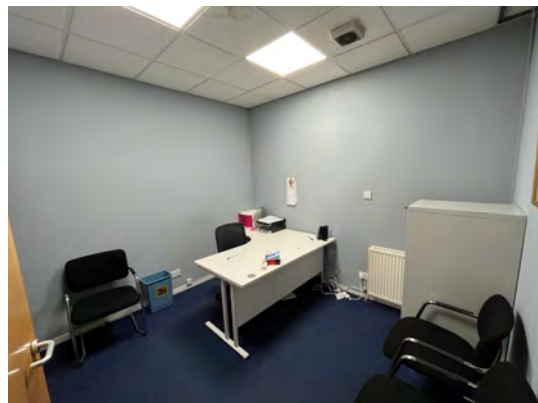
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

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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