



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

478 Dumbarton Road, Glasgow G11 6SQ

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

- ✓ Self contained high street Class 1A office with attractive traditional features
- ✓ Highly prominent corner position on busy West End junction with large return frontage
 - ✓ Rare opportunity to purchase
 - ✓ NIA: 108.85 sq m (1,172 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The property occupies a prominent corner position immediately to the northeast of the junction of Dumbarton Road and Crow Road within a secondary retailing parade in the Partick area of the West End some 2.5 miles west of Glasgow city centre. This location is highly visible to the strong levels of passing vehicular traffic and footfall.

DESCRIPTION

The property comprises a former bank premises with attractive traditional features that has latterly traded as the office of a firm of solicitors which occupies a prominent corner position on the ground floor of a four storey traditional sandstone corner tenement building with substantial return frontage onto Crow Road.

ACCOMMODATION

The property comprises a former banking hall which has been sub-divided to provide typical office accommodation including a reception and waiting area, general office, five private offices, file store (within former bank safe), tea preparation area and two WCs. It would however suit a variety of alternative configurations.

FLOOR AREA

We calculate the net internal floor area of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) at 108.85 sq m (1,172 sq ft).

PRICE

Our client is seeking offers over £200,000 for their heritable interest in the property.

VIRTUAL WALKTHROUGH

Please click [here](#) for 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 £19,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for an element of rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

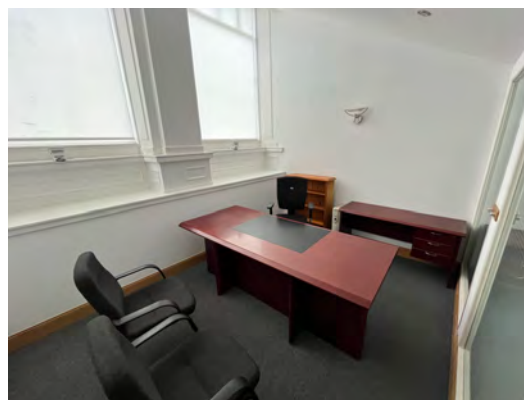
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

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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