



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE - LEASEHOLD INTEREST

95-97 Glentinar Road, Glasgow G22 7XS

- ✓ Low Ground Rent
- ✓ New Insulated Profile Metal Sheet Roof
- ✓ GIA: 605.89 sq m (6,522 sq ft)
- ✓ Seeking low capital rate of **£38.33 per sq ft**

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



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LOCATION

The property is located in Balmore Industrial Estate, Lambhill which is situated approximately 2 miles to the north of Glasgow city centre and the national motorway network. The estate contains a variety of industrial buildings of varying age and quality, although benefits from a café and a children's nursery.

The property is situated on the west side of Glentannar Road to the north of the principal entrance to the estate off Balmore Road and immediately to the south of where the road turns to the north east towards Allied Bakeries.

DESCRIPTION

The property comprises a single storey semi-detached industrial unit with outspan offices and a small secure yard. The plot is regular in shape incorporating an embankment to the rear.

The building is in reasonable order benefitting from the relatively recent installation of a new insulated profile metal sheet roof.

ACCOMMODATION

The accommodation comprises a warehouse with two gable positioned vehicle access points onto the secure yard, a front vehicle access point and an office block containing two offices, reception area, ladies and gent's toilet facilities and a kitchen.

FLOOR AREA

We have calculated the gross internal area of the building as follows:

Warehouse:	543.46 sq m (5,850 sq ft)
Offices:	62.43 sq m (672 sq ft)
TOTAL:	605.89 sq m (6,522 sq ft)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £18,400 effective 1st April 2023.

The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

EPC can be supplied on request.

GROUND LEASE

The property is held of a ground lease from Glasgow City Council. The lease expiring in February 2065, is on full repairing and insuring terms at a passing rent of £405 per annum. The next rent review is due in February 2029.

PRICE

Our client is seeking offers over £230,000 for their leasehold interest. **Cash Purchase Only.**

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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