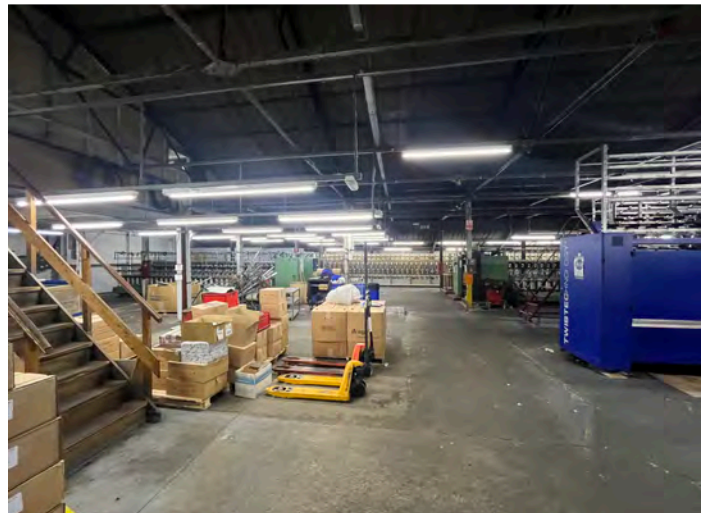




**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

14 Knapdale Street, Glasgow G22 6PN

- ✔ Budget Warehouse/Storage Space
- ✔ Asset Management Opportunity
- ✔ GIA: 1,290.29 sq m (13,889 sq ft)
- ✔ Low Asking Price



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LOCATION

The property is located in Lambhill lying approximately 2 miles to the north of Glasgow city centre and the national motorway network. Good local amenities and public transport links are situated nearby.

The property is situated on the west most side of Knapdale Street a short distance to the west of Balmore Road.

DESCRIPTION

The property comprises an extended single storey detached industrial unit and a small secure yard. The property is contained within a level, although irregular shaped site.

The building contains four bays with varying eave heights. There are three delivery access doors, each varying in dimension, and a single pedestrian access point.

ACCOMMODATION

The accommodation comprises a varying level workshop, warehouse, toilets and two mezzanines providing office and additional storage.

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

Workshop:	788.81 sq m (8,491 sq ft)
Warehouse:	377.46 sq m (4,063 sq ft)
Mezzanine Office:	40.28 sq m (434 sq ft)
Mezzanine Store:	82.98 sq m (893 sq ft)
TOTAL:	1,289.53 sq m (13,881 sq ft)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £47,250 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

TBC.

PRICE

Our client is seeking offers over £375,000 for their heritable interest.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

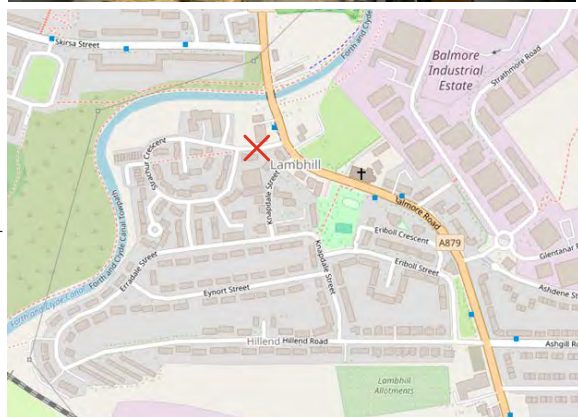
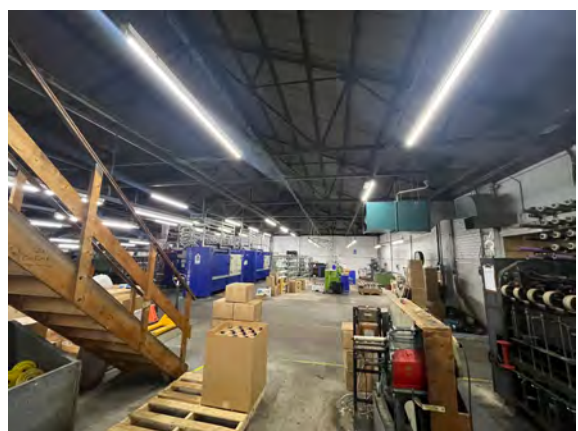
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

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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