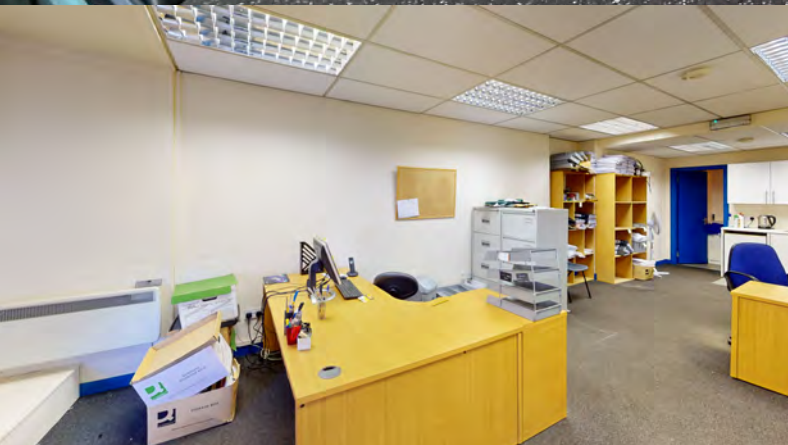




**ALLIED
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FOR SALE

166 Westmuir Street, Glasgow G31 5BS

- ✓ Self contained high street office
- ✓ Modern shopfront and security roller shutters
- ✓ NIA: 36.19 sq m (390 sq ft)
- ✓ Qualifies for 100% rates relief

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The property is situated on the south side of Westmuir Street between Crail Street to the east and Sorbie Street to the west in the Parkhead area approximately 2 miles east of the 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 single fronted mid-terraced high street office contained on the ground floor of a traditional four storey sandstone tenement building with residential dwellings on the upper levels.

ACCOMMODATION

The accommodation comprises an open plan office area with tea preparation area and a WC situated to the rear.

FLOOR AREA

We calculate the net internal floor area of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) at 36.19 sq m (390 sq ft).

PRICE

Our client is seeking offers over £50,000 for their heritable interest in the property.

VIRTUAL WALKTHROUGH

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 £3,700 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

The Energy Performance Certificate rating is TBC.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

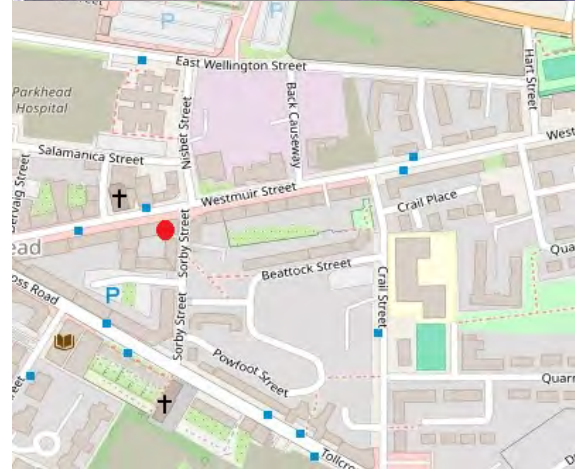
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

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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