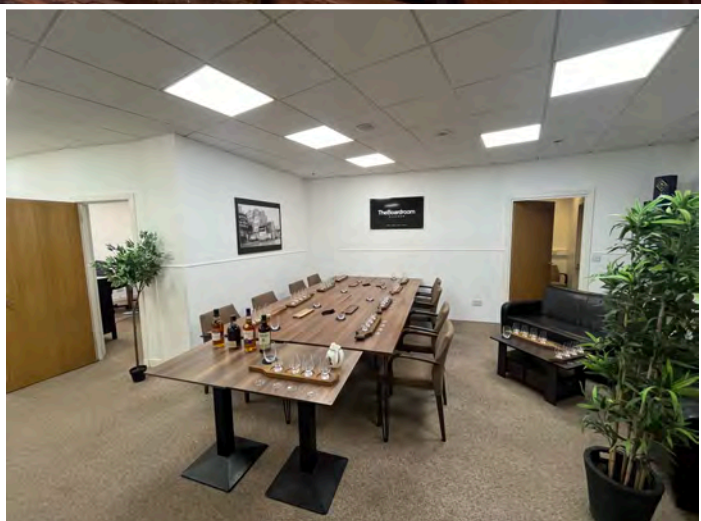
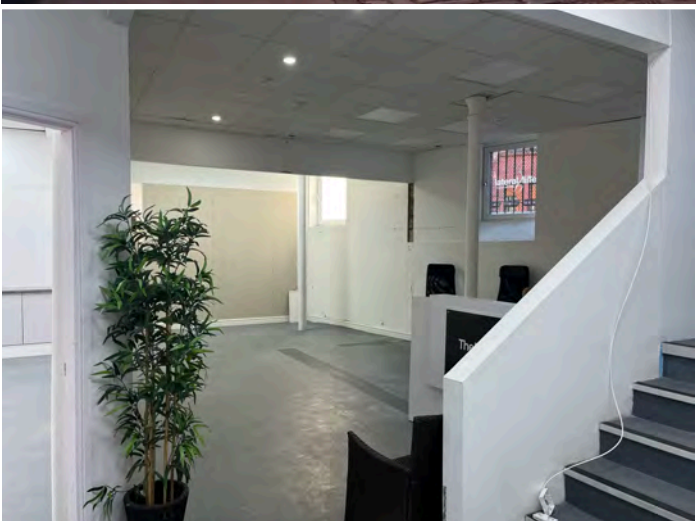




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
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FOR SALE / MAY LET

27-29 Goosedubbs Lane, Glasgow G1 5HT

- ✓ Contemporary Studio/Workshop Space
- ✓ Residential Potential
- ✓ Improving Location
- ✓ Excellent Car Parking Provision Nearby

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



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LOCATION

Goosedubbs Lane is situated on the eastern fringe of Glasgow city centre in an improving, diverse and emerging cosmopolitan area. The property is situated on a cobbled lane between Stockwell Street and Howard Street.

DESCRIPTION

The property comprises ground and first floor office studio/workshop space within a refurbished two storey building each floor having dedicated entrance(s). The space has been fitted out to create a contemporary working environment including an outdoor decked terrace.

ACCOMMODATION

The ground floor accommodation comprises office/workshop space with dedicated staff welfare space and storage. The first floor contains an open plan office with a generous meeting room, private office, kitchen and staff welfare space.

We calculate the net internal floor area of the property as follows:

Ground Floor:	126.42 sq m (1,361 sq ft)
First Floor:	98.78 sq m (1,063 sq ft)
TOTAL	225.20 sq m (2,424 sq ft)

PRICE

Our client is seeking offers in the region of £235,000 (VAT is applicable).

Alternatively, my client may consider a lease subject to agreeing terms.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – C

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

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/tenant liable for any Land and Buildings 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/letting agent, Allied Surveyors Scotland Ltd

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