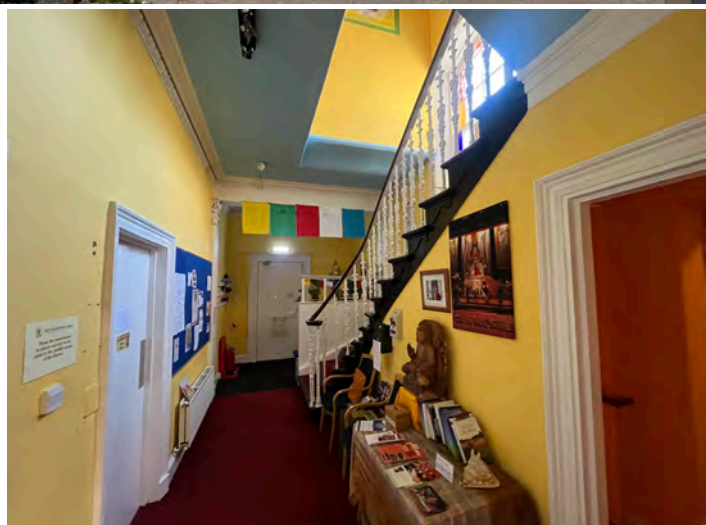




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**FOR SALE**

5/7 Ashley Street, Glasgow G3 6DR

- ✓ Residential Development Opportunity
- ✓ Vibrant West End Residential Area
  - ✓ Close to city centre
- ✓ GIA: 327.42 sq m (3,525 sq ft)

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





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## LOCATION

The subjects are situated in Woodlands on the immediate periphery of the Park District and to the west of Glasgow city centre. This sought after mixed use area is conveniently located for all local amenities and is in close proximity of the national motorway network.

## DESCRIPTION

The subjects comprise a semi-detached Category B Listed townhouse extending over three floors with a private garden to rear. The property currently operates as a community centre with well-appointed kitchen facilities.

## ACCOMMODATION

The accommodation at ground level comprises a welcoming reception hallway with feature staircase, three principal rooms and toilet facilities. The first floor provides a double drawing room, two smaller side rooms and further toilet facilities. At lower ground floor level, there are a further 4 rooms, storage and toilet facilities. At this level, there is an enclosed path leading from the side of the building out to the pavement and also a rear door accessing the private garden.

## FLOOR AREA

We calculate the approximate gross internal floor area of the property as follows:

We calculate the approximate gross internal floor area of the property as follows:

LGF:	109.14 sq m (1,175 sq ft)
GF:	109.14 sq m (1,175 sq ft)
FF:	109.14 sq m (1,175 sq ft)
TOTAL:	327.42 sq m (3,525 sq ft)

## PLANNING

The property currently operates as a Community Centre under Class 10 (Non-residential institutions) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended). Planning permission will be required for alternative uses.

## PRICE

Our client is seeking offers over £350,000 for their heritable interest with outright ownership.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £19,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - B.

## OFFERS

In the normal Scottish form addressed to this office.

## ACQUISITION COSTS

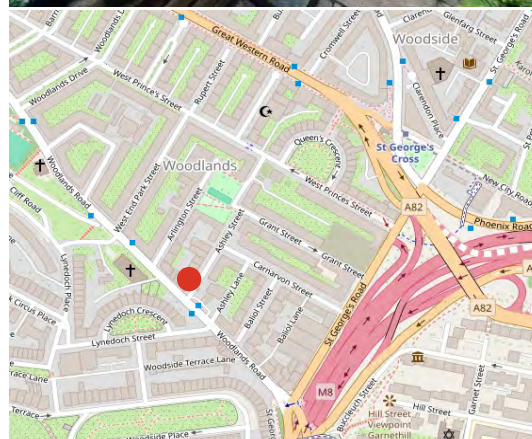
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## 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 agent, Allied Surveyors Scotland Ltd

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