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SCOTLAND

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FOR SALE

92-94 Old Castle Road, Cathcart, Glasgow G44 5TF

- ✓ Well presented modern office premises with dedicated parking
- ✓ Popular southside area of Cathcart
- ✓ Would suit a variety of alternative uses including potential redevelopment
- ✓ 61.28 sq m (660 sq ft)

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The subjects are located within the popular Cathcart area of Glasgow's south side approximately 3 miles to the south of the city centre.

Positioned on the western side of Old Castle Road, to the north of Snuff Mill Road, the subjects are situated within an established mixed use area and benefit from being in close proximity to the B762 Road, a principal thoroughfare in the area with several public bus stops, and Cathcart railway station which lies a short walk to the north providing frequent daily trips to and from Glasgow Central.

On street parking is available immediately in front of the premises on the other side of Old Castle Road and the wider area.

DESCRIPTION

The subjects comprise a well presented office suite that forms the entirety of a standalone single storey building set within private grounds that affords dedicated car parking for up to 5 cars.

Originally a small church hall, the property has been converted into a self contained, well presented ground floor office suite that benefits from modern features such as an open plan configuration, double glazed windows providing excellent levels of natural light, heating by Heat Pump with comfort cooling and dado trunking.

Given its configuration, size and private grounds it would also suit a variety of alternative uses including a potential redevelopment of the site, subject to relevant permissions being obtained.

ACCOMMODATION

The accommodation comprises an entrance vestibule, main open plan office space, staff kitchen and toilet with the following floor area:

Ground Floor: 61.28 sq m (660 sq ft)

ASKING PRICE

Our client is seeking an offer in excess of £90,000 for their heritable interest in the property.

VIRTUAL WALKTHROUGH

Please click here for a 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 £4,500 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. Other forms of relief are also available.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 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.

VAT

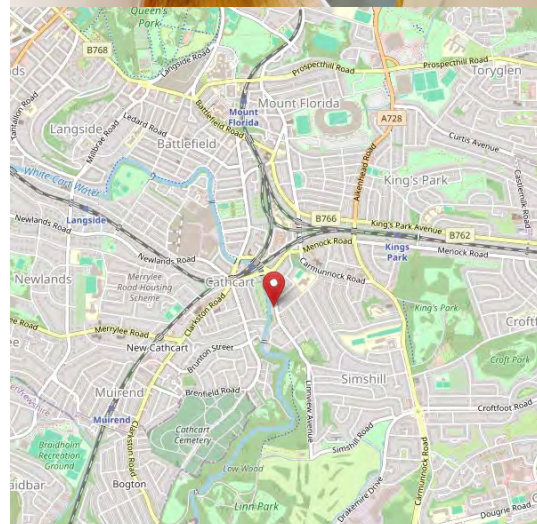
Not applicable.

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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