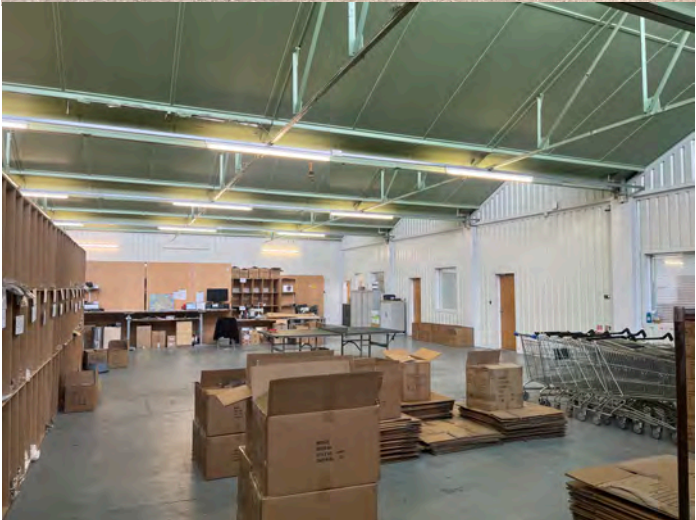




ALLIED
SURVEYORS
SCOTLAND

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



FOR SALE

49 Montrose Avenue, Hillington, Glasgow G52 4LA

- ✓ Refurbished Unit
- ✓ High Specification Offices
- ✓ Bright Warehouse
- ✓ Expansion Land
- ✓ GIA 1,121.69 sq m (12,074 sq ft)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The property is located within Hillington Park, an established and improving industrial location situated approximately 6 miles west of Glasgow city centre. Hillington is one of Glasgow's principal business locations, offering a mixture of office, industrial and distribution space, approximately 2 miles east of Glasgow International Airport. It has excellent transport infrastructure with Hillington West and East Railway Stations and Junction 26 of the M8 motorway being close-by.

The property is situated on the east most side of Montrose Avenue at the corner of Huntley Road with the yard accessed off Zetland Road.

DESCRIPTION

The property comprises a fully refurbished end of terrace single storey industrial building with rear dispatch/delivery area and a secure yard. In addition, there is an area of landscaped ground to the subjects north which has been secured by palisade fencing providing opportunity for future development or additional yard space.

To the front of the building there is ample car parking provision.

ACCOMMODATION

The well appointed accommodation comprises reception area, showroom, general office, seven private offices, ladies, gents and disabled toilet facilities, warehouse and dispatch/delivery area. In addition, there is a small mezzanine area above the reception.

FLOOR AREA

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

Main Warehouse: 665.28 sq m (7,161 sq ft)

Delivery Area: 176.35 sq m (1,898 sq ft)

Offices: 48.27 sq m (2,672 sq ft)

Mezzanine: 31.79 sq m (342 sq ft)

TOTAL: 1,121.69 sq m (12,074 sq ft)

The main warehouse has an eaves height of 3.70m with the higher dispatch/delivery area enjoying 4.25m.

The total site extends to 0.133 hectares with the expansion land extending to 0.067 hectares or thereby.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £45,500 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating is D.

PRICE

Our client is seeking offers over £1,100,000 for their heritable interest in the property.

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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