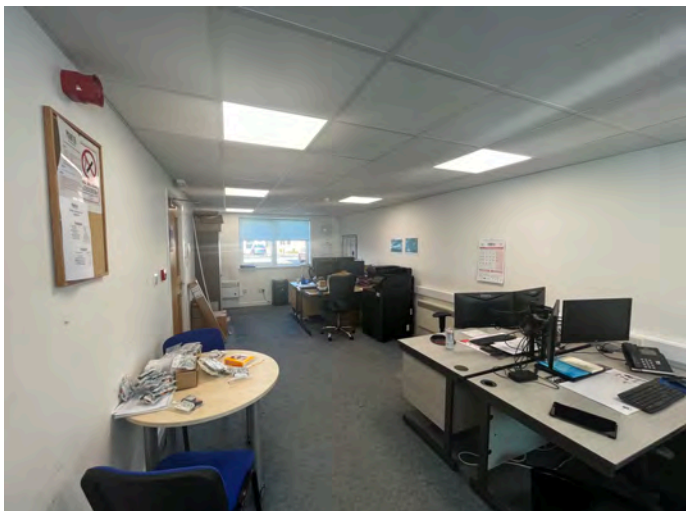




Tel. 0141 337 7575 [@Allied_Scotland](#)
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**ALLIED
SURVEYORS
SCOTLAND**



FOR SALE

11 Blairtummock Place, Panorama Business Village, Glasgow G33 4EN

- ✔ Well-presented office accommodation
- ✔ Suitable for sub-division
- ✔ Dedicated car parking
- ✔ Excellent connectivity to the national road network

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



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LOCATION

Panorama Business Village is a modern development of small scale office pavilions sitting within Queenslie Industrial Estate. This established business location is situated approximately 5 miles east of Glasgow city centre and benefits from excellent connectivity to the M8 motorway at Junction 11.

DESCRIPTION

The property comprises an end of terrace two storey office pavilion with 2 car parking spaces situated immediately in front of the unit. Unlike other units within this development, this property has toilet provision at both ground and first floor levels allowing the property to readily subdivide.

ACCOMMODATION

The accommodation on the ground floor comprises an open plan office area, w.c. and further disabled w.c. with the first floor offering a further open plan office area, store room and w.c.

FLOOR AREA

We have calculated the approximate net internal floor area of the property as follows:

Ground Floor:	50.06 sq m (539 sq ft)
First Floor:	61.11 sq m (658 sq ft)
TOTAL:	111.17 sq m (1,197 sq ft)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value effective 1st April 2024 as follows:

Ground Floor:	£5,400
First Floor:	£6,000

The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for up to 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

PRICE

Our client is seeking offers in excess of £150,000 for their heritable interest.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

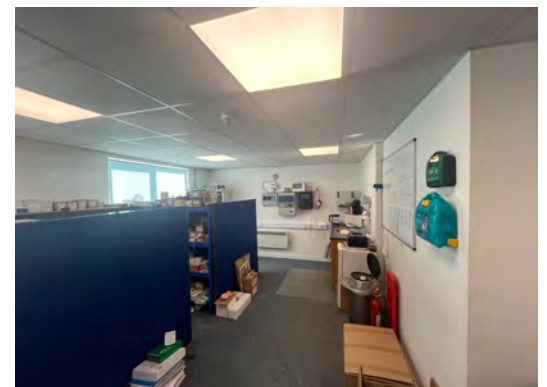
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

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 agents Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
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