

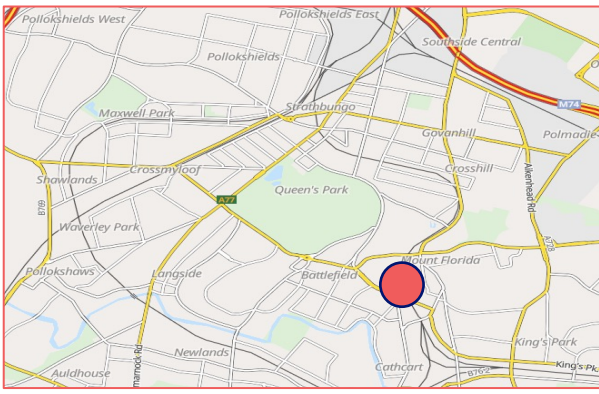


FOR SALE
VACANT 2 X STOREY RETAIL / OFFICE BUILDING

1,437 SQ FT

314/316 BATTLEFIELD ROAD, BATTLEFIELD, GLASGOW, G42 8JD

- Excellent owner-occupier / investment opportunity
- Popular southside location
- Close to "The Victoria" residential development with over 400 homes
- Internally provides open-plan floorplates with fit-out
- Free on-street parking
- Nearby occupiers include Langside College, CareCo, Glasgow Floors, Florida Park, Kothel Café
- **Offers over £165,000– NO VAT**



LOCATION

The subjects are located within the popular Battlefield area of Glasgow's south side just 2.5 miles south of Glasgow City Centre.

More specifically the subjects are situated on the south side of Battlefield Road between its junctions with Holmlea Road and Cathcart Road.

Mt Florida Railway Station is a 2-minute walk north of the subjects whilst regular bus services operate on Battlefield Road.

Free on-street parking provided.

Nearby occupiers include Langside College, CareCo, Glasgow Floors, Florida Park, Kothel Café

DESCRIPTION

Standalone retail / office building.

Arranged over ground and first floor levels.

Both floors fully self-contained with dedicated entrances and WC's.

A single staircase provides access to the 1st floor.

Gas central heating and LED lighting provided.



ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	68.56	738
1 st Floor	64.94	699
Total	133.50	1,437

BUSINESS RATES

Ground Floor	£7,000
First Floor	£6,600

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

Offers over £165,000 are invited for our client's heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

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