

FOR SALE
Business Centre
77 Torrisdale Street, Glasgow
G42 8PW

Summary

- Rare freehold opportunity
- Desirable Southside location
- Income Producing
- Workshop and Offices
- Asset management opportunity
- Close to amenities
- Public transport links
- Suitable for part owner occupation

Gross Internal Area: **302.06/3,251 sq ft**

Asking Price: **Offers in region of £190,000**



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Location

The subjects are located on Torrisdale Street in the Queens Park area of the ever popular Southside of Glasgow. Torrisdale Street runs from Victoria Road to Pollokshaws Road (A77). The subjects are located to the eastern end of Torrisdale St, immediately adjacent to Queen's Park Railway Station.

The surrounding area is mostly traditional Tenement style residential with some ground floor retail. There are a few commercial occupiers on Niddrie Road to the west. Victoria Road, to the east, is a popular spot for pubs, shops and restaurants. Queens Park is a short distance to the south of the subjects. Nearby occupiers and businesses of note include Sainsburys, Boots, Savers, Queens Park Cafe, CIBO, and Errol's Hot Pizza.

Description

The subjects comprise a single storey end terrace building consisting of various small offices and a section dedicated to workshop accommodation. The front elevation benefits from double glazed windows. The roof is part flat and part pitched. The subjects have been well maintained by the current owner and this is the first time the property has been available to the market for many years.

Tenancy Information

There are various occupational licence agreements in place with a total annual income of £43,200. Some of the occupiers are longstanding. More information in this regard is available from the selling agents.

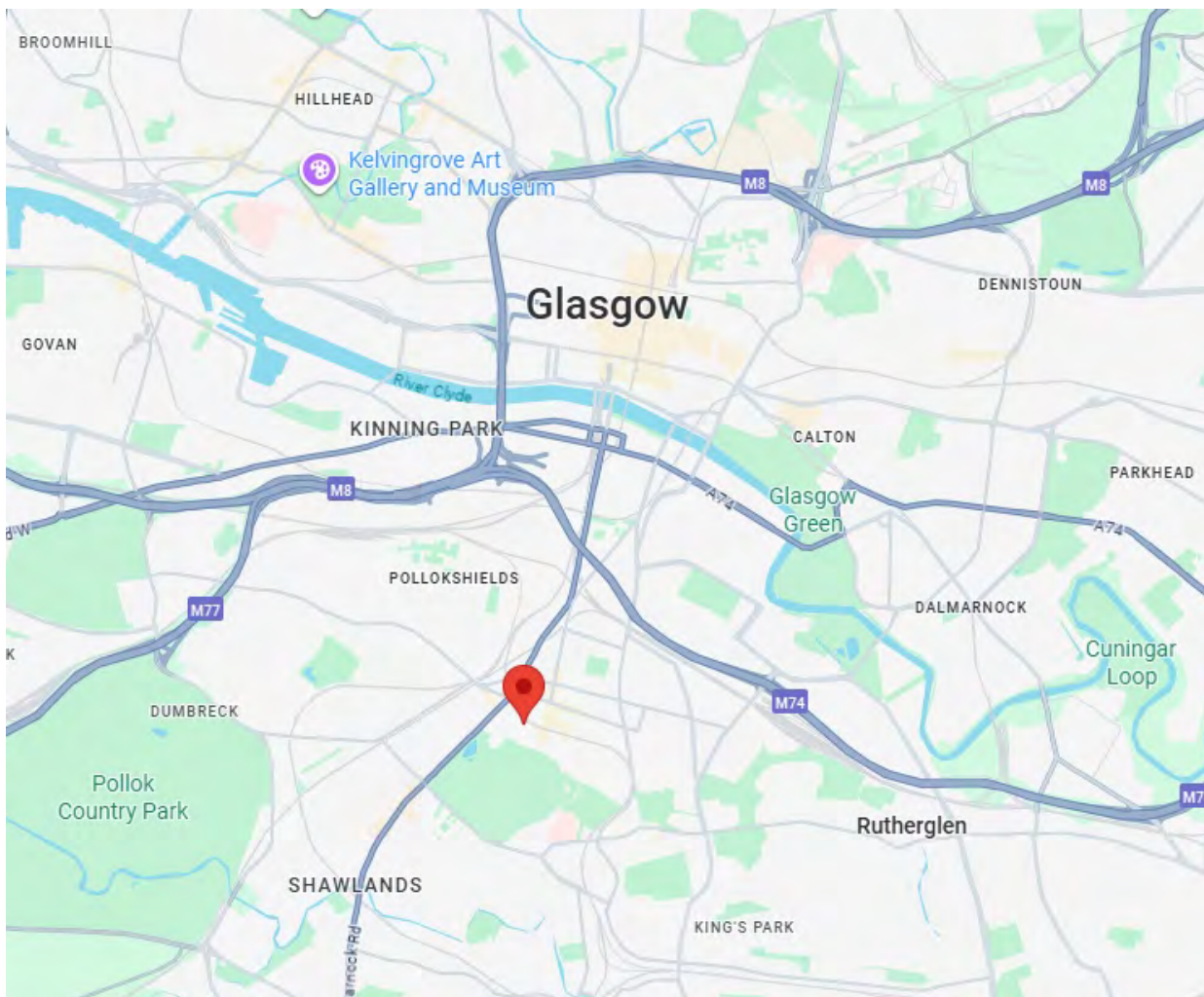
Accommodation

The subjects extend to the following Gross Internal

Area:-

30206sq.m (3261 sq.ft.)





Price

Offers in the region of £190,000 are invited.

VAT

All figures quoted are exclusive of VAT.

Rateable Value

We understand the current Rateable Value is £12,900.

Energy Performance Certificate

Can be provided upon request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

To arrange a viewing please contact:



Ryan Farrelly

ryan.farrelly@g-s.co.uk
07900 390 078



Tom Conway

tom.conway@g-s.co.uk
07810 544 912

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2025

Additional Information & Viewings

Strictly by appointment via the sole selling agents:-

Graham + Sibbald
233 St Vincent Street
Glasgow
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