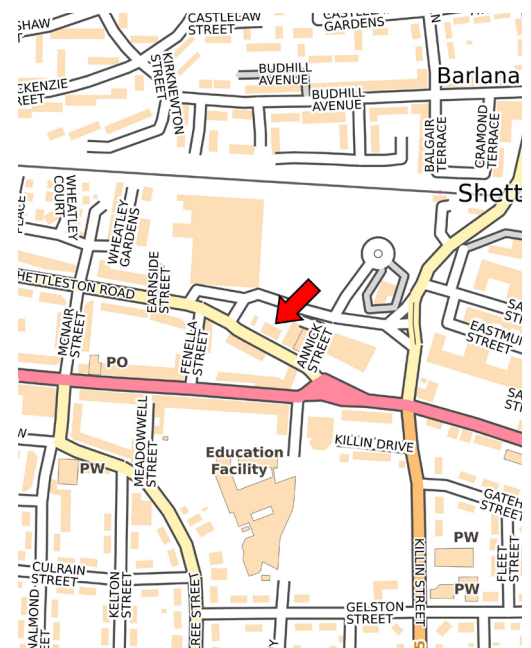




651 Old Shettleston Road, Glasgow, G32 7JG

- Trade Counter/Office/Retail with dedicated parking
- Dedicated parking/yard area
- Extends to approximately 254 sq.m. (2,734 sq.ft)
- New FRI lease available
- Suitable for a variety of uses (subject to planning)



LOCATION

The subjects are located in the Shettleston area of Glasgow, approximately 4 miles east of Glasgow City Centre.

Access to the M8 and M74 motorways are within close proximity. Public transport is available by way of several bus routes and Shettleston Train Station within 500 meters.

Nearby occupiers include Tesco, Aldi and others.



DESCRIPTION

The subjects comprise a former office building of single storey construction under a pitched roof. The premises benefits from the provision of a dedicated secure car park, with over 15 spaces.

Internally, the subjects comprise a large open plan office area, meeting rooms, reception, kitchen/ staff area, male and female WCs with shower room. The subjects are suitable for a variety of uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

The subjects extend to the following approximate:

Net Internal Area: 254 sq.m. (2,734 sq.ft)

Site Area: 0.13 Hectares (0.32 Acres)

LEASE TERMS

The premises are offered on a new lease of Full Repairing and Insuring terms.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RENT

For details on the quoting rent, please contact the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with the following Rateable Value:- £13,900.

The rate poundage for 2024/2025 is £0.498 in the pound.

EPC

An EPC has been prepared for the subjects and can be provided upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



Emma Smith
Commercial Property Agent
emma.smith@g-s.co.uk
07435 863 212



Terry McFarlane
Director
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07766 551663

IMPORTANT NOTICE

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
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6. Date of Publication: February 2025