

DM HALL

For Sale

**Residential
Development
Opportunity**

CLOSING DATE — NOON ON THURSDAY 5TH DECEMBER 2024

**45B Main Street
Thornliebank
Glasgow
G46 7SF**



**55.3 sq m
(595 sq ft)**

Property Details

- Lower ground floor premises in Thornliebank town centre.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Potential residential development, subject to planning.
- OFFERS OVER £50,000 ARE INVITED.

LOCATION

The property is located on the south side of Main Street (B769), within the Thornliebank area of Glasgow with Glasgow City Centre lying approximately 7.5 miles to the north.

The subjects are within an established suburban area of East Renfrewshire, with the surrounding area being a mixture of both commercial and residential use.

There are excellent transport links in the immediate vicinity with local bus services located on the parade and Thornliebank Train Station within 10 minutes' walk. Access to the M77 motorway network is within a 5-minute drive.

Nearby occupiers include Angela's Alterations, Farmfoods, Post Office, Opticare and St Vincent de Paul RC Church.



Property Details

DESCRIPTION

The property occupies the lower ground floor of a traditional 3-storey sandstone building, surmounted by a pitched roof.

Access to the premises is through a single entrance door located on the lower ground level within a shared lightwell, accessed from a stone staircase at ground floor level.

Internally, the subjects are arranged to provide a front reception area with 2 private rooms, kitchen and WC.

An additional exit is afforded to the rear, meeting a shared garden area.

The premises exhibits potential residential development opportunity, subject to planning.

FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

SQ.M	SQ.FT.
55.3	595

RATES

Rateable Value - £4,400.

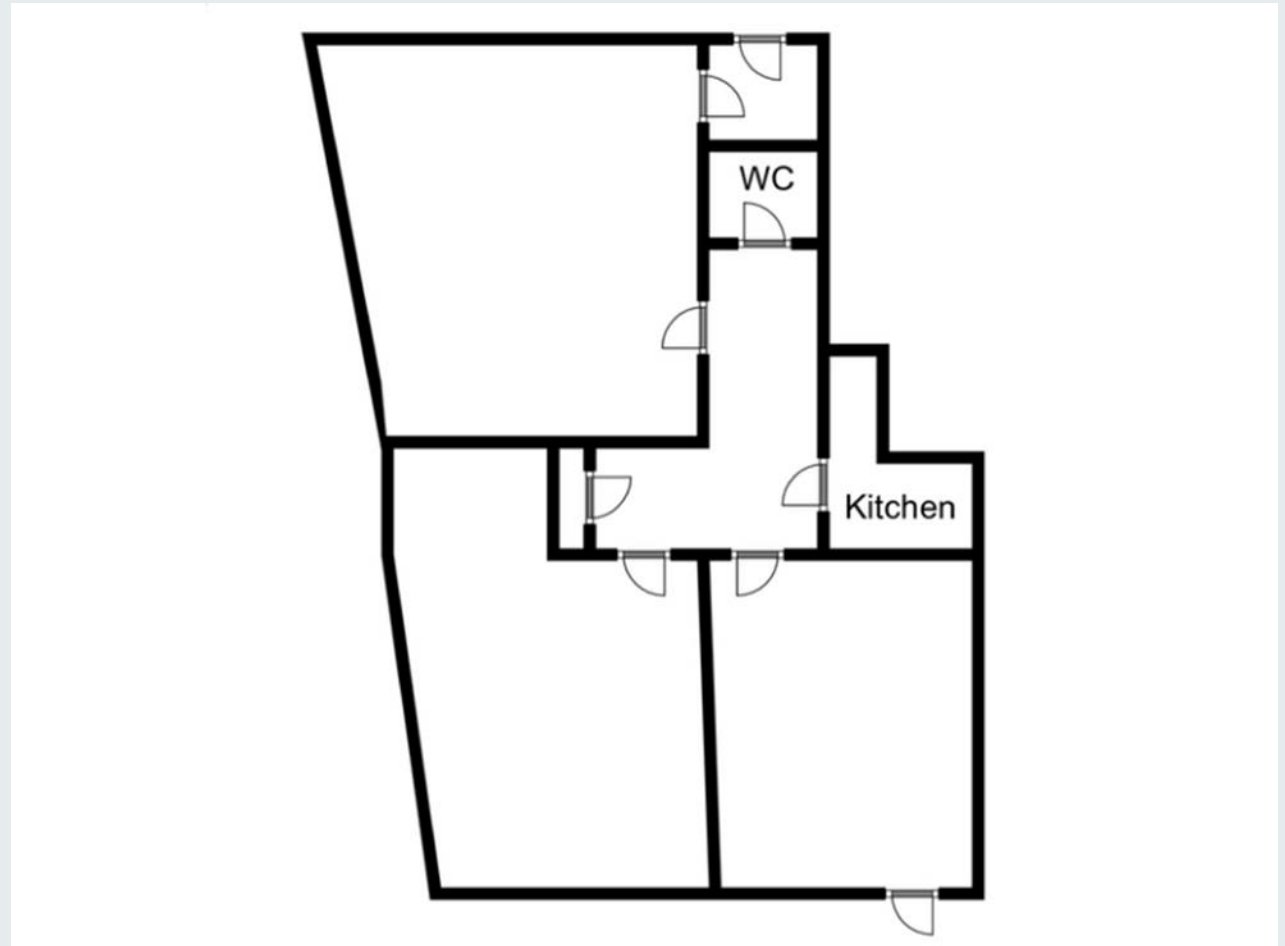
The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status.

SALE TERMS

Offers over £50,000 are invited for the purchase of our clients heritable interest in the premises.

EPC

A copy of the Energy Performance Certificate for the subjects is available upon request.



Property Details

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT.



ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase

Make an enquiry

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DM HALL



Regulated by
RICS

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