

For Sale
(Informal Tender)



Three Storey Former Poppy Scotland Office Premises

2,465 SQ FT (229 SQ M)

📍 9 HOLYROOD CRESCENT, GLASGOW, G20 6HJ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Three Storey Former Poppy Scotland Office Premises
- Located within an affluent area of Glasgow
- Situated in a mixed-use location
- Large ground floor extension to rear
- Opportunity for residential conversion
- Use of communal garden to Holyrood Crescent
- Traditional premises with architectural feature
- Open viewings
- Offers in Excess of £500,000
- Close of bids 12.00pm Friday 14th February 2025



LOCATION

The property is situated prominently fronting Holyrood Crescent, located off the Great Western Road (A82), within the west end of Glasgow. The area popular and is well known for its elegant town houses and independent shops, bars and restaurants.

DESCRIPTION

The property comprises of an attractive three storey mid-terraced period building of traditional brick construction, set beneath a dual pitched slate roof with dormer windows to the front and rear elevations. The property benefits from impressive architectural features, including a wide open staircase, high ceilings on the ground and first floor, together with ornate plaster coving in various rooms.

The ground floor extends to provide for an entrance lobby/corridor with staircase leading to the upper floors. There is a large ground floor office at the front of the building which has been fitted with a concertina partition that can subdivide the room. There is a small kitchen area with a serving hatch located off this room. This room is connected to the rear extension by a corridor with steps leading down. On either side of the corridor are WC facilities and a storage cupboard from which the buildings plant room is accessed.

The first and second floors are accessed via a carpeted staircase from the lobby. The first floor comprises 4 offices and store. All rooms are carpeted and painted and have recessed data and power points. The ceilings are plaster skimmed and painted, with decorative coving around the perimeter. The windows are a mixture of wooden and UPVC double glazed, with ceiling mounted modular lighting.

The second floor contains 3 offices and a WC. The offices are all carpeted and have data and power via recessed wall mounted sockets and surface mounted fluorescent lighting in diffusers. The walls are plaster skimmed and painted, with two of the rooms having reduced height in part due to the mansard windows.

To the rear of the property there is a single storey extension with a flat roof, which is used for storage and comprises a polished concrete floor with plaster skimmed walls, an electric loading door and fire escape lobby.

Externally, there is a small hard landscaped area to the front of the property and to the rear, a small, unmade road which gives access to Great Western Road.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	106.84	1,150
First Floor	77.11	830
Second Floor	45.06	485
Total	229	2,465

SALE PRICE

Offers in Excess of £500,000.

Offers to be submitted for informal tender in writing by 5.00pm on Friday 14th February 2025. Offers submitted after this date may not be considered.

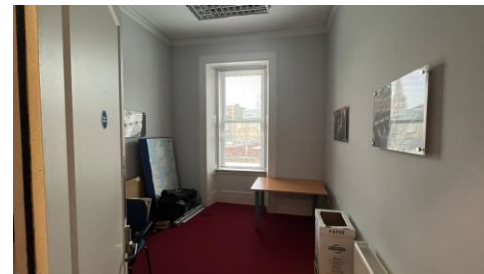
Our client reserves the right not to accept the highest, or indeed any offer.

VAT

VAT is not applicable.

TITLE/TENURE

We understand the property is held Freehold, with the additional use of the communal gardens to Holyrood Crescent.



BUSINESS RATES

Our enquiries of the Scottish Assessors Association website have revealed that the subject property has a Rateable Value of £20,750, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.5 pence in the £ and the Small Business Rates Relief Multiplier is 49.8 pence in the £.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

USE

The property may suit residential use, subject to a change of use planning application.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

VIEWINGS

Open viewing dates will be held on the following dates:

Monday 20th January 2025 - 12.00pm to 1.00pm

Monday 27th January 2025 - 12.00pm to 1.00pm

Monday 3rd February 2025 - 12.00pm to 1.00pm

Monday 10th February 2025 - 12.00pm to 1.00pm

JOINT AGENTS



Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 adam.westwell@turnerwestwell.co.uk



Jonathan McManus | Partner

MRICS

07771 606582 jonathan.mcmanus@dmhall.co.uk

