

DM HALL

For Sale

Class 1A

19A Belleisle Street
Glasgow
G42 8HL



79.72 sq m
(858 sq ft)

Property Details

- Development opportunity.
- Excellent transport links available.
- 100% rates relief subject to occupier status.
- Offers over £100,000.

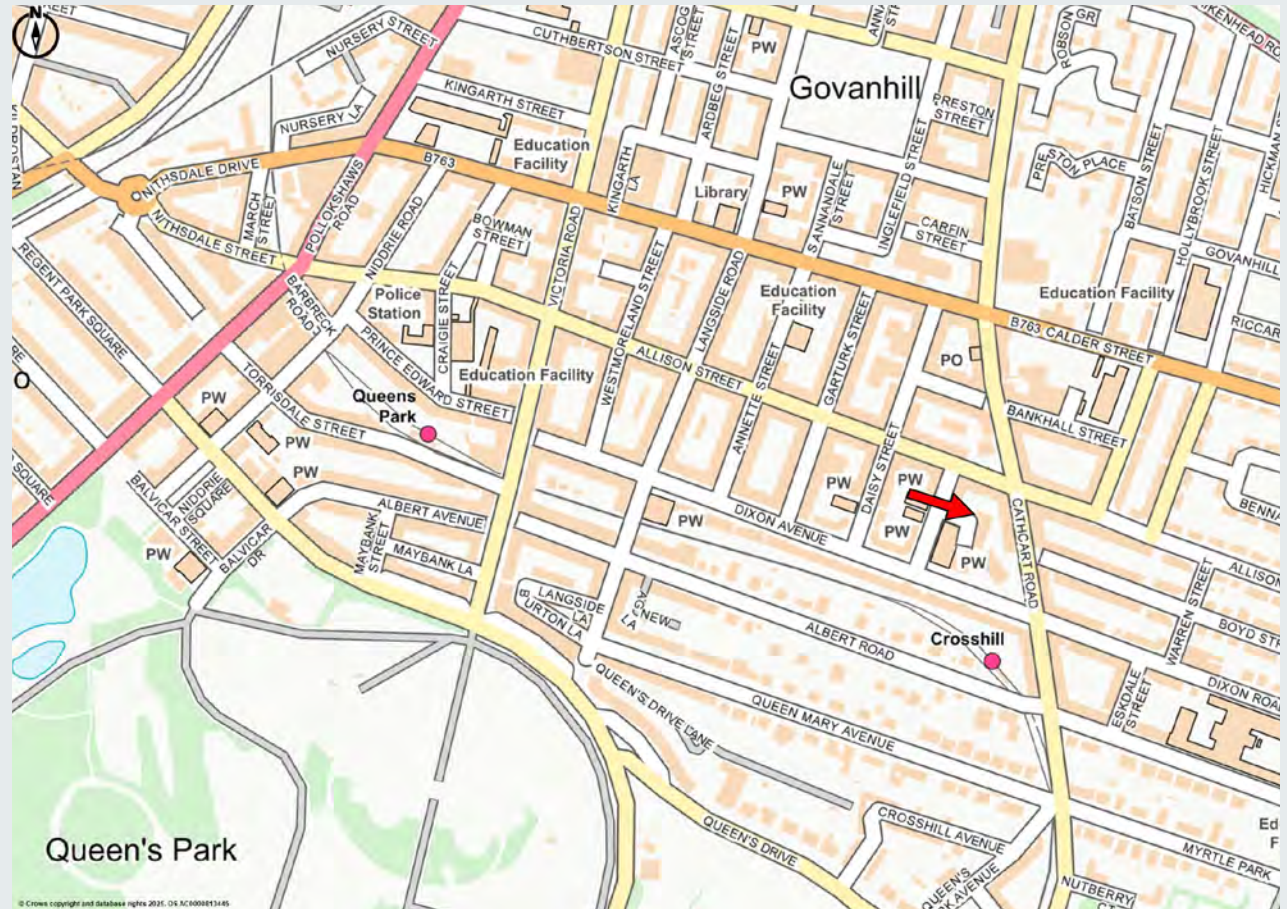
LOCATION

The subjects are located on a corner position on the east side of Belleisle Street, within close proximity to its junction with Allison Street and Dixon Avenue in the Govanhill area of Glasgow. Glasgow city centre lies approximately 3 miles north. Cathcart Road, an established retail thoroughfare in the southside of Glasgow, is within 2 minutes' walk.

The subjects benefit from close proximity to road network connections and public transport links including Crosshill and Queens Park Railway Stations within short walking distance. There are a plentiful supply of bus services operating along Cathcart Road.

The immediate surrounding area is mixed in nature with predominantly residential occupiers. Neighbouring commercial occupiers include Kelvin Amateur Boxing Club, Govanhill Free Church, The Space and Holy Cross Parish.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise a 2-storey office building of traditional brick construction and is surmounted by a pitched roof.

Internally, the subjects are of rectangular shape. The ground floor is arranged to provide a reception area, open plan space and private meeting room, with kitchen and toilet facilities to the rear. The first floor is accessed via a timber staircase and provides an open plan space with 2 private offices/meeting rooms and WC to the rear.

Access is afforded via a timber framed single entrance door protected by electric roller shutters.

ACCOMMODATION

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

79.72 sq.m. (858 sq.ft.)

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme; the property may be eligible for 100% rates relief

SALE TERMS

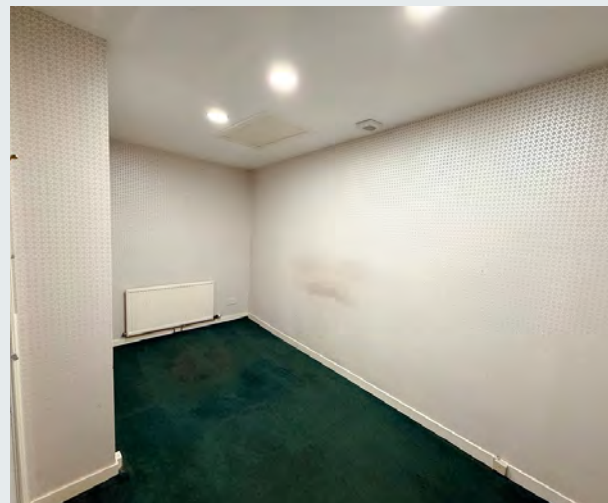
Offers over £100,000 invited.

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 which may be chargeable.



Property Details

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

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 before the transaction can proceed.



Make an enquiry

Leah Sellers

Leah.Sellers@dmhall.co.uk

07879 626448

DM Hall

Commercial Department

28 Bothwell Street

Glasgow, G2 6NU

0141 332 8615



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.