

CLOSING DATE FOR OFFERS – NOON WEDNESDAY 3 APRIL 2024

FOR SALE



DM HALL
CHARTERED SURVEYORS

OFFICE AND SHOWROOM PREMISES

112/112A CORNWALL STREET SOUTH • KINNING PARK • GLASGOW • G41 1AF

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

- > Located in the extremely popular Kinning Park area.
- > Immediate and convenient access to M8, M77 & M74 motorways.
- > Good adjacent on street parking facilities.
- > Neighbouring occupiers include Trespass, GAP Hire Solutions, Len Lothian Storage, Smurfit Kappa Recycling and Scottish Galvanisers.
- > Office premises with showroom and storage space totalling 1,086.77 sq.m. (11,698 sq.ft.) approx.
- > Offers over £475,000 invited.

LOCATION

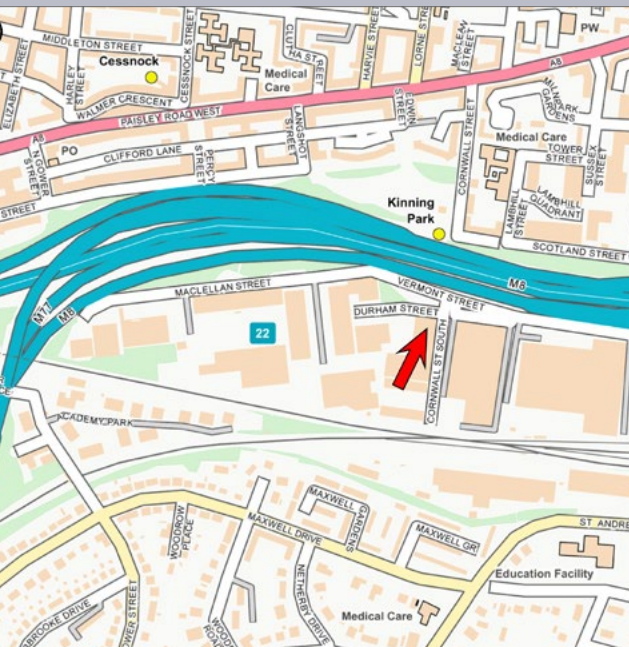
The subjects are on the west side of Cornwall Street South next to its junction with Durham Street. The property is in the Kinning Park area approximately two miles from Glasgow City Centre.

The area is an extremely popular business location given the close proximity to the M8 motorway which runs adjacent and is accessible from Junction 21 a short distance to the east.

The location also affords close accessibility to the M77 at Junction 22 and the M74 at Junction 1 to the east.

There is a pedestrian footbridge over the motorway giving convenient access to Kinning Park Underground Station.

Other occupiers in close proximity include Trespass, Len Lothian Self Storage, GAP Hire Solutions, Smurfit Kappa Recycling and Scottish Galvanisers.



DESCRIPTION

The subjects are presented in two sections, situated on the ground floor of a predominantly single storey brick building with a multi-pitched profile sheeted roof. Part of the subjects is on the ground floor of a two storey brick/sandstone section at the corner of Cornwall Street/Durham Street. The subjects for sale comprise:-

112 Cornwall Street South (outlined pink on layout plan)

Office/showroom space with rear warehousing and storage plus toilet and kitchen facilities. The premises have the benefit of 3-phase power and heating is by a combination of gas central heating and wall mounted electric heaters. There are two access doors, one at the two storey section next to Durham Street, and one at Cornwall Street South.

112A Cornwall Street South (outlined blue on layout plan)

This is an office suite presently occupied by Fatbuzz Ltd that has a main general office, three private office rooms, two conference/meeting rooms plus kitchen and toilet facilities. The property is fitted out to a high standard throughout and has gas central heating.

TENANCY DETAILS

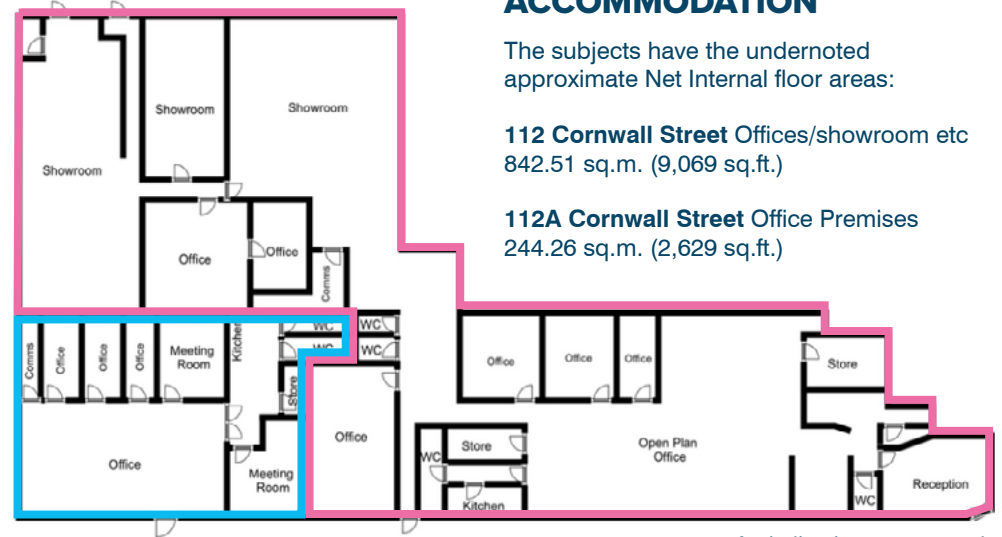
112A Cornwall Street South is let to Fatbuzz Limited which runs month to month. The tenants have indicated their intention to vacate the premises in the near future under a Licence Agreement.

ACCOMMODATION

The subjects have the undernoted approximate Net Internal floor areas:

112 Cornwall Street Offices/showroom etc
842.51 sq.m. (9,069 sq.ft.)

112A Cornwall Street Office Premises
244.26 sq.m. (2,629 sq.ft.)



for indicative purposes only



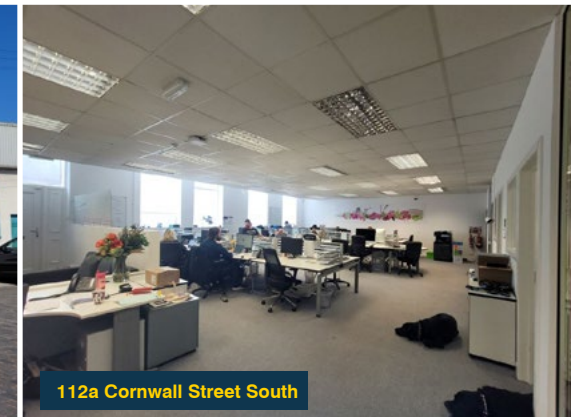
112 Cornwall Street South



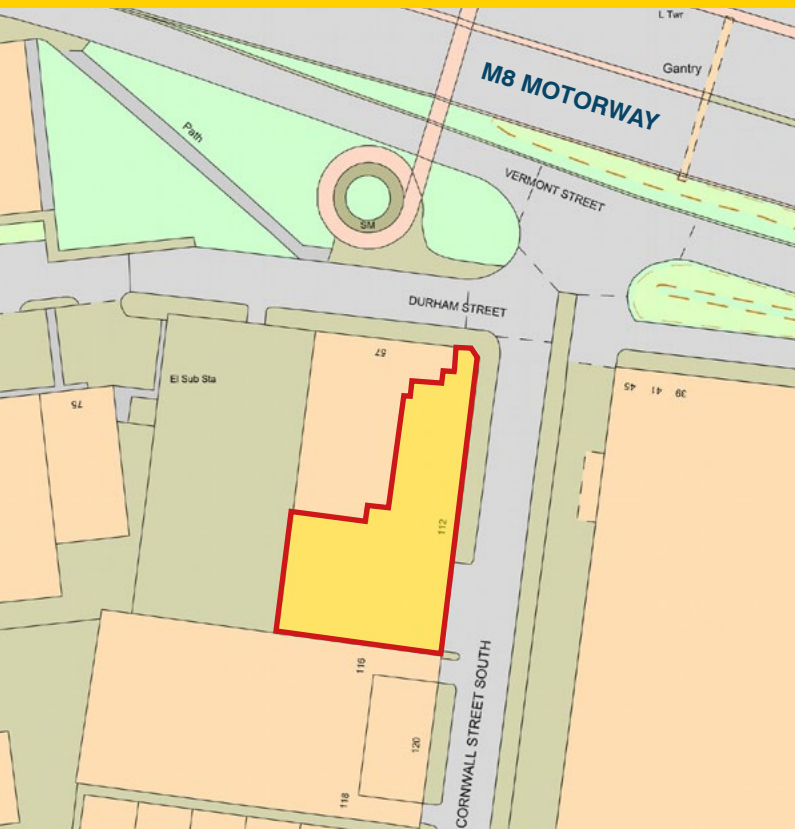
112 Cornwall Street South



112a Cornwall Street South



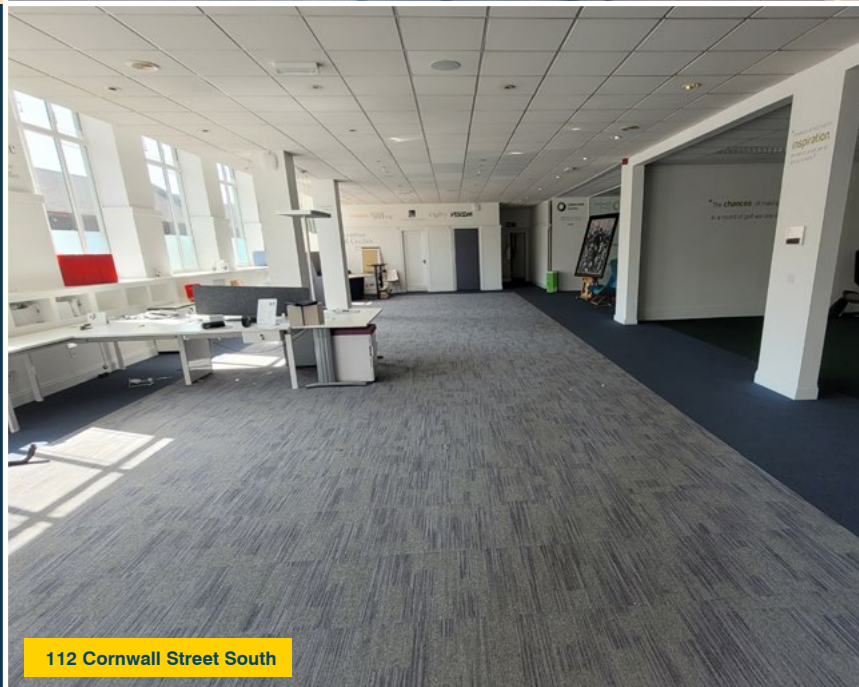
112a Cornwall Street South



112a Cornwall Street South



112a Cornwall Street South



112 Cornwall Street South

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Graeme Todd

Tel: 07831 274556

e-mail: graeme.todd@dmhall.co.uk

or

Claire Hutton

Tel: 07876 541654

e-mail: claire.hutton@dmhall.co.uk

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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.

RATING

The subjects are shown in the Valuation Roll as undernoted:-

112 Cornwall Street South
RV - £69,500

112A Cornwall Street South
RV - £40,250

Please note that a new owner has the right to appeal the current assessment

PRICE

Offers over £475,000 are invited for the purchase of our clients heritable interest.

VAT

All terms quoted are exclusive of VAT.

EPC

A copy of the Energy Performance Certificates are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

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