

# FOR SALE

## INDUSTRIAL COMPLEX WORKSHOPS, OFFICES AND YARD SPACE POTENTIAL FOR DEVELOPMENT / BREAK UP

24, 26 & 28 MURIEL ST • BARRHEAD • GLASGOW • G78 1QB

CLOSING DATE FOR OFFERS - NOON ON THURSDAY 21<sup>ST</sup> NOVEMBER



# DM HALL

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

 Video Available



## PROPERTY HIGHLIGHTS

- ◇ Well established industrial location.
- ◇ Aggregate site area of 1.51 ha (3.73 acres) approx.
- ◇ 3 industrial units totalling 1,448 sq.m (15,586 sq.ft) approx.
- ◇ Offices extending to 353 sq.m (3,805 sq.ft) approx.
- ◇ Offers over £700,000 are invited.



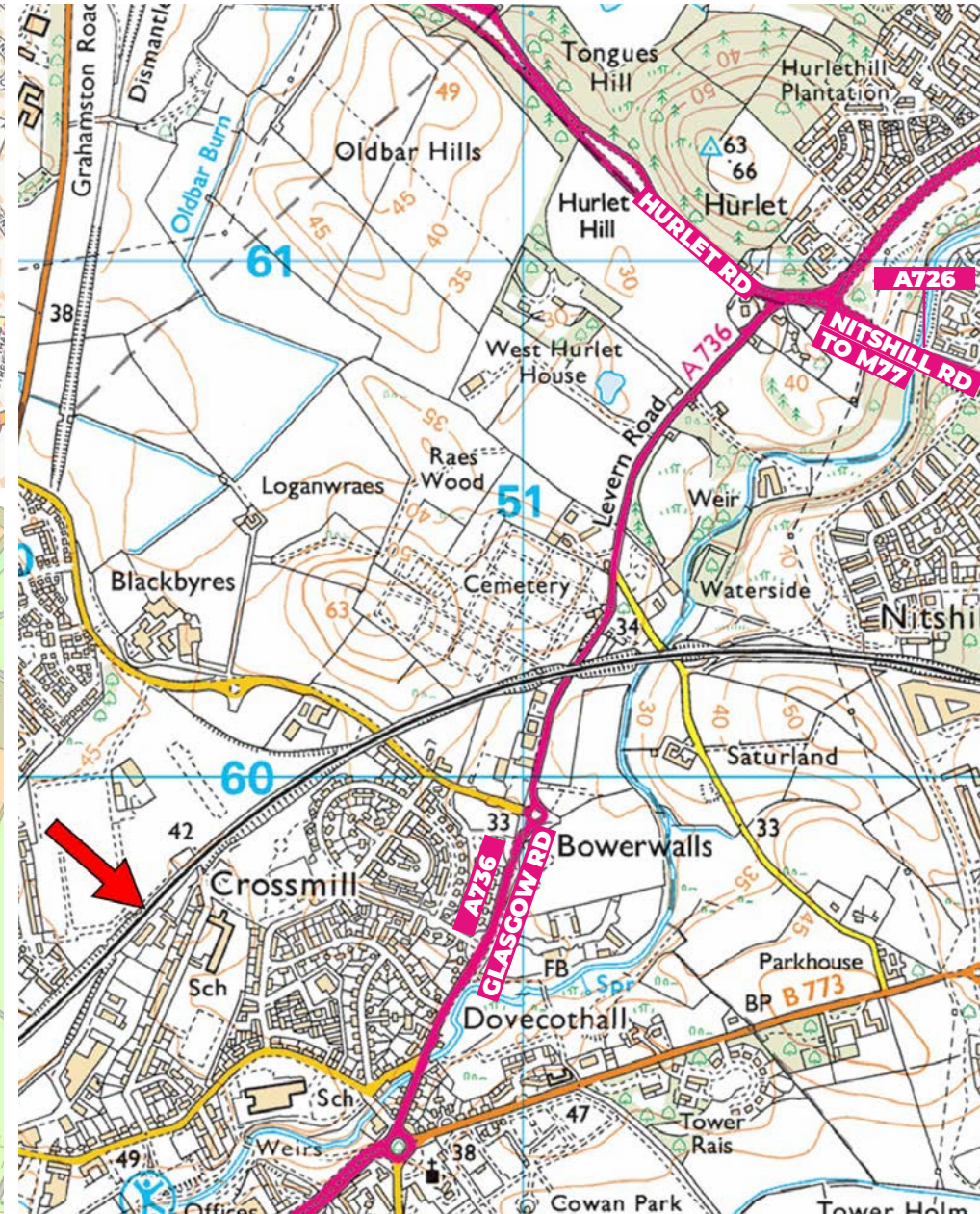


## LOCATION

The subjects are situated at the north end of Muriel Street approximately half a mile north of Barrhead Town Centre. Barrhead lies approximately 8 miles south west of Glasgow City Centre and Paisley is approximately 4 miles to the north. The town benefits from excellent transport links and Muriel Street is accessed off Carlibar Road, which itself is situated off the A736, Glasgow Road. The A736, in turn, links with the primary A726 road route at the Hurlet Road/ Nitshill Road junction to the north east.

Barrhead train station is within easy walking distance of the property and it provides frequent and regular services to Glasgow Central Station with a journey time of approximately 20 minutes.

Muriel Street is within a well-established industrial location albeit there is housing at Commercial Road adjacent to the eastern boundary of the subjects. Occupiers in close proximity include Barrhead Timber, Muir Group Interiors, Karing International Ltd, Wise Property Care and Caledonian Pallet Services.





## THE PROPERTY

The subjects comprise three sections, 24, 26 and 28 Muriel Street as shown on the front cover aerial photograph.

### 28 Muriel Street

This comprises a site containing a three storey office block plus three industrial units with extremely generous ancillary yard and parking provisions. The site is fully secured and accessed via metal swing gates.

The office provides accommodation over three floors with the ground floor having a reception area, open plan office space, staff canteen/kitchen and toilet facilities. The upper floors provide a mix of cellular offices of varying sizes and toilet facilities.

The industrial units are steel framed with pitched profiled metal sheet roof coverings incorporating translucent panels. Walls are of brick/blockwork with profile metal sheet cladding and principal access is by means of various vehicular roller shutter doors.

Unit 1 adjoins, and can be accessed from, the office building and this section has a vehicle inspection pit plus there are some ancillary offices and stores, part at mezzanine level.

Units 2 and 3 are basically of similar construction to the above

albeit slightly more modern and they provide eaves heights of approximately 4.7m (15' 7"). These units also have some ancillary office/ storage space, part at mezzanine level.

The subjects benefit from generous ancillary yard space generally of tarmac or hardcore finish. There is also further ground/yard space to the rear of Unit 3 which tapers towards the north of the site and this was previously used for open storage.

### 26 Muriel Street

This comprises a large open yard area which was utilised for external storage and it is fully secured and can be independently accessed off Muriel Street via metal swing gates or, alternatively, from the adjacent parking/yard area at 28 Muriel Street.

### 24 Muriel Street

This comprises a small parcel of undeveloped and gently sloping land situated off the east side of Muriel Street and adjacent to a relatively modern Renfrewshire Council development of light industrial units.







## ACCOMMODATION

28 Muriel Street affords the following:-

	SQ M	SQ FT
Offices	353.53	3,805
Unit 1	561.64	6,045
Plus Mezzanine	27.90	300
Unit 2	474.93	5,112
Plus Mezzanine	44.21	476
Unit 3	330.72	3,560
Plus Mezzanine	9.53	103
<b>Total</b>	<b>1,802.46</b>	<b>19,401</b>

The site/land areas are as follows:-

### 24 Muriel Street

0.14 hectares (0.35 acres)

### 26 Muriel Street

0.35 hectares (0.86 acres)

### 28 Muriel Street

1.02 hectares (2.52 acres)

## PLANNING

Until recently the premises were used by a construction business and therefore have operated as an industrial use. Parties should make their own detailed enquiries concerning development or change of use to:

Renfrewshire Council Planning Department

Telephone: 0300 300 0144  
Email: [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)

## RATEABLE VALUE

The property is entered in the current Valuation Roll as follows:

28 Muriel Street - £37,500

Please note that a new occupier/ occupier will have the right to appeal the current assessment

## PURCHASERS INFORMATION PACK

Further information is available directly from the selling agents which will include the following:

- Energy Performance Certificates
- Asbestos Reports
- Floor Plans
- Groundsure Report
- Property Enquiry Certificate

## SALE TERMS

Offers in excess of £700,000 are invited for the purchase of the heritable interest.

Our clients wish to dispose of the subjects as a single entity with preference being given to offers that are free of major suspensive conditions. The subjects are to be sold as seen.

Interested parties should formally notify DM Hall of their interest in order that they can be advised of any closing date or viewing dates.



## VAT

The property is not registered for VAT.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by contacting the Sole Selling Agents:-

### Graeme Todd

Mob: 07831 274 556

Tel: 0141 332 8615

E-mail: Graeme.todd@dmhall.co.uk

### Jonathan McManus

Mob: 07771 606 582

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PROPERTY REF: WSA2494  
DATE OF PUBLICATION: OCTOBER 2024

## 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.

**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.

