

DM HALL

For Sale (May Let)



Ground Floor
216 Clyde Street
Glasgow, G1 4JY

182.26 sq m
(1,961 sq ft)

Property Details

- Attractive Retail Unit in City Centre.
- Close proximity to major transport links.
- Overlooking the River Clyde
- Net internal area of 182.26 sq.m (1,961 sq. Ft)
- Offers over £275,000 are invited.

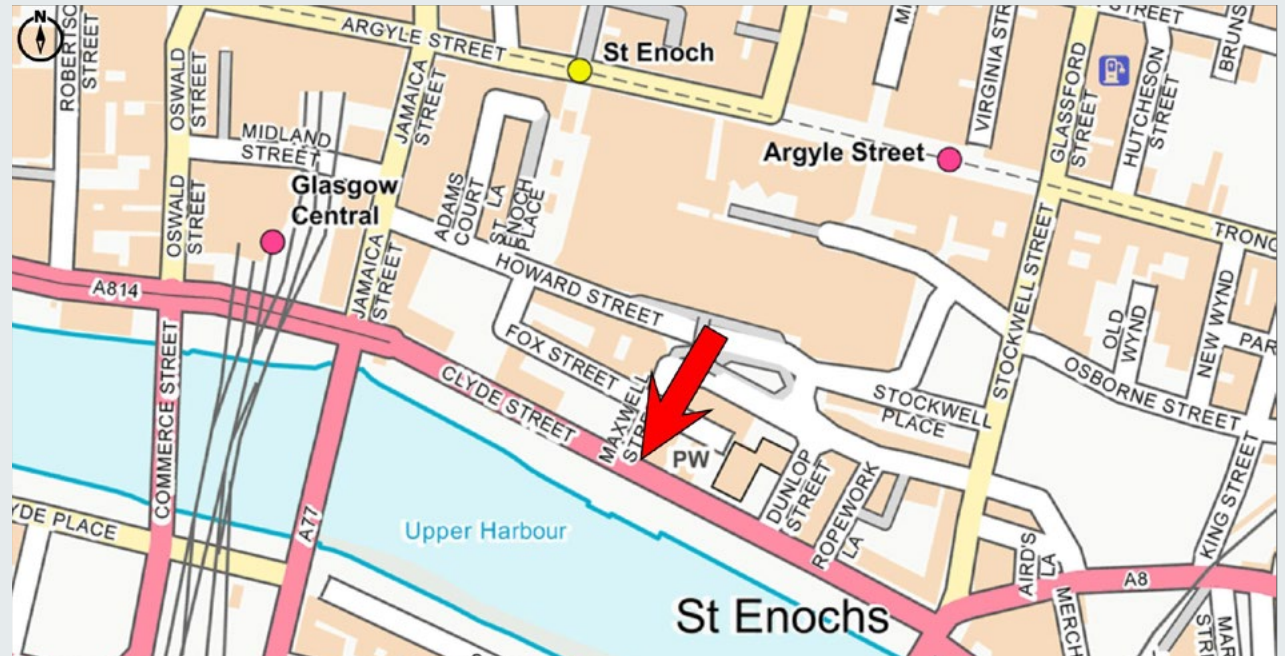
Location

The property is situated on Clyde Street facing southwards and overlooking the River Clyde. St Enoch's Shopping Centre is a one minute walk away from the property as well as St Enoch Subway Station.

Main line train station such as Glasgow Central and Argyle Street are within easy walking distance.

The immediate area is a combination of commercial and residential use. The immediate area has undergone a period of renewal with multiple new residential developments and Hotels built over the last 5 – 10 years. Premier Inn and Virgin Hotels have both opened in the last couple of years. On street parking is available within the surrounding area and additionally St Enoch's Car Park and Q Park are nearby.

The location of the property is shown on the plan.



Property Details

Description

The subjects comprise an attractive corner retail unit which is below multiple storeys of new residential. The property is currently separated into two units, with shared facilities to the rear. The corner unit has most recently been used as a kitchen showroom whilst the smaller unit is currently let to an I.T company.

Internally, the unit comprise a regularly rectangle shaped layout with a partitioned section to the rear, which contains toilet facilities and a small storage space. The left (corner) unit is open plan, whilst the right contains a meeting room and kitchen facilities.

Primary access is afforded through a secure entry, private door to the front of the unit.

Accommodation

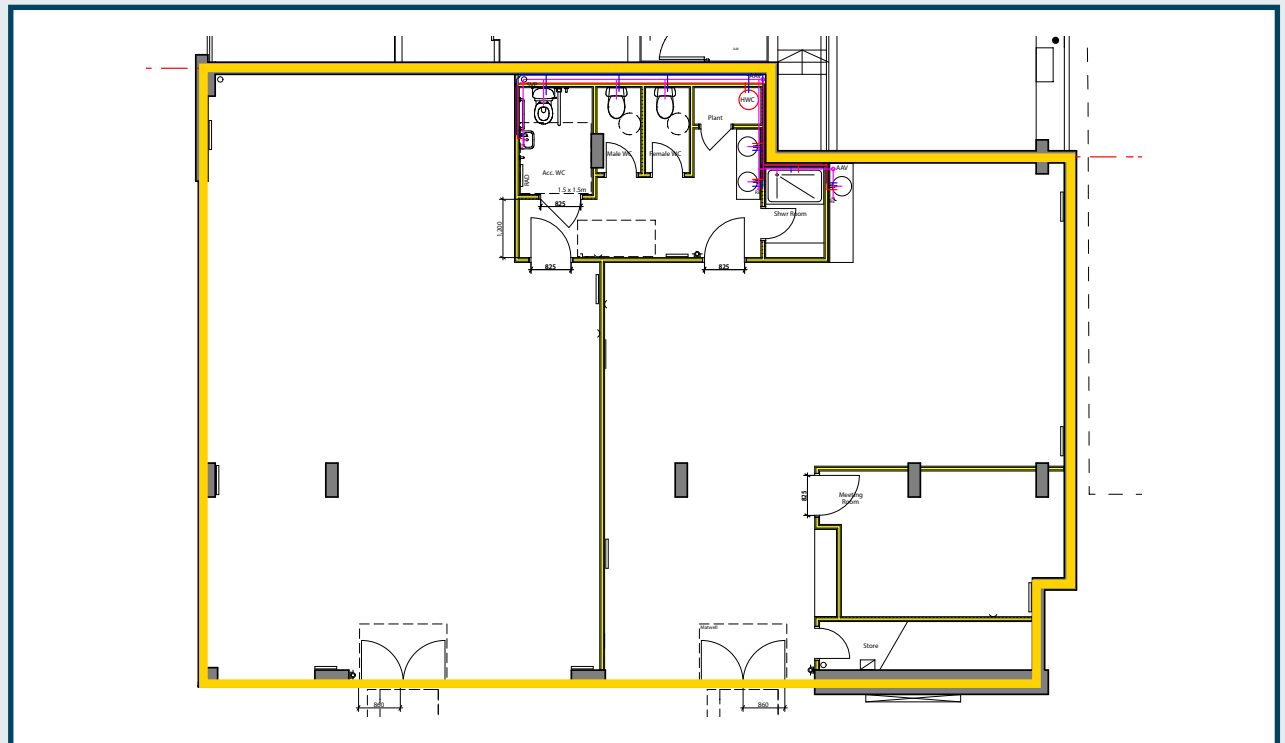
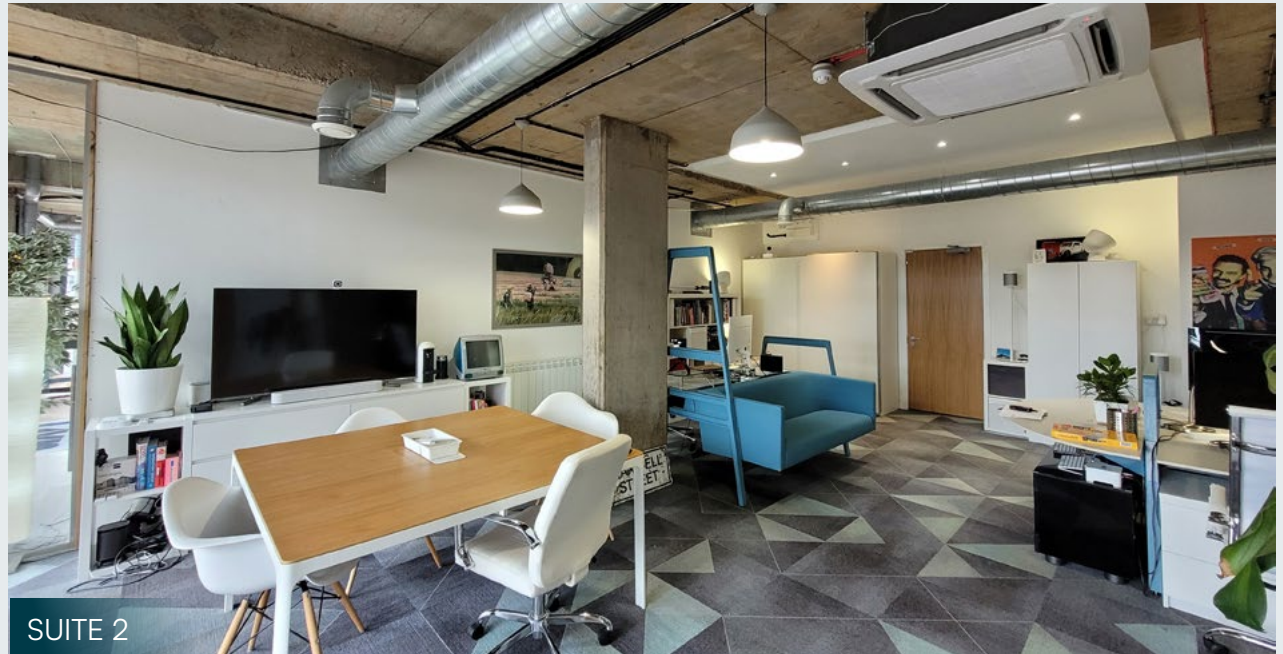
According to our calculations the subjects have a total net internal area of approximately:

Floor	Accommodation	sq m	sq ft
Ground	Retail	182.26	1,961

Rates

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £8,800.

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



Property Details

Sale Terms

Offers over £275,000 are invited for the purchase of our client's heritable interest.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

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

Entry

Entry is available upon completion of legal formalities.

Legal Costs

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



Make an enquiry

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DM HALL



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