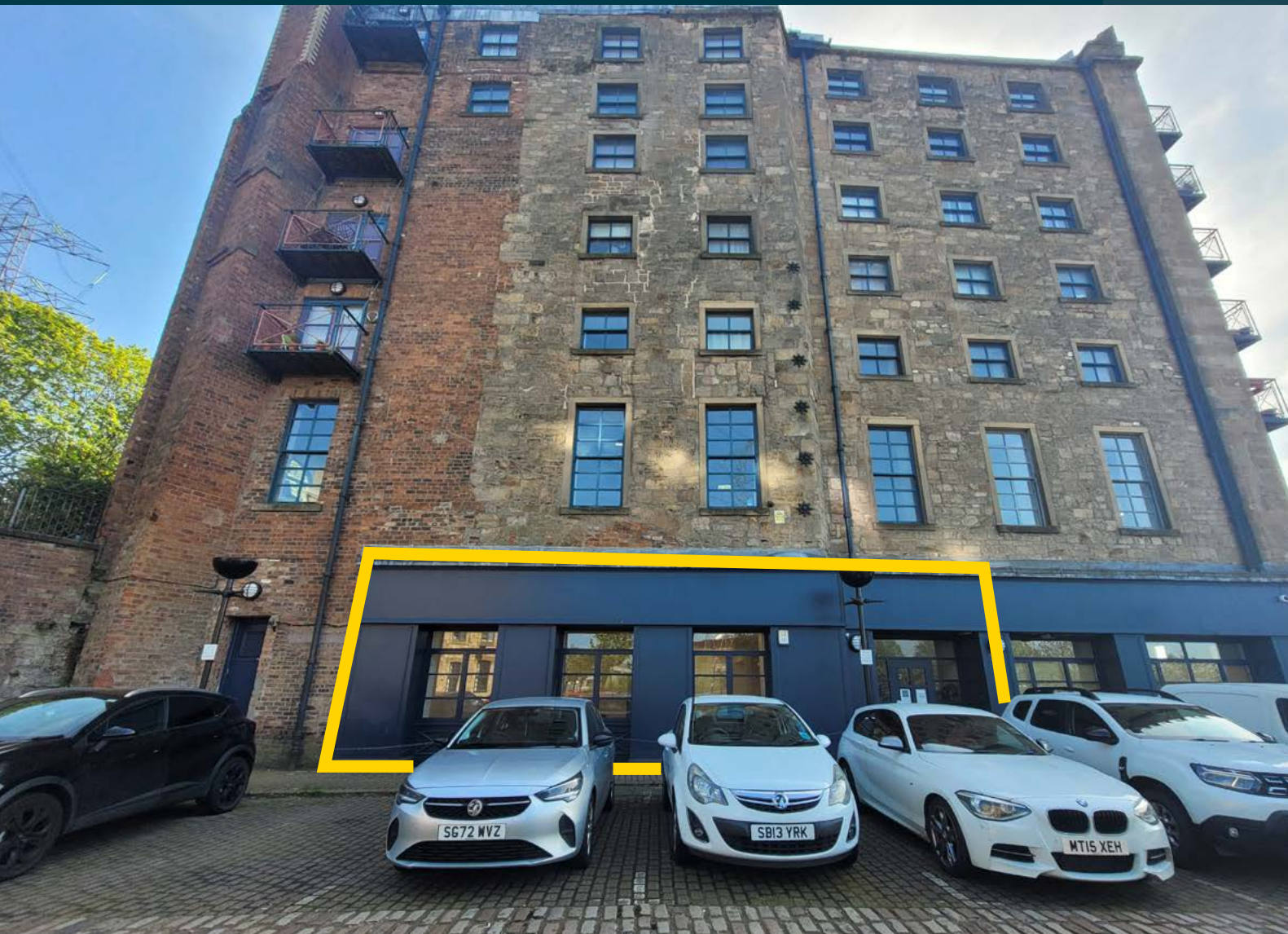


DM HALL

For Sale/
May Let

OFFICE

50 Speirs Wharf,
Glasgow, G4 9TH



97.88 SQ M
(1,054 SQ FT)

Property Details

- Attractive open plan office with excellent natural light.
- On-street car parking available.
- 100% rates relief, subject to occupier status.
- Sale Offers over £150,000 invited.
- Rental Offers in excess of £13,500 per annum are invited.

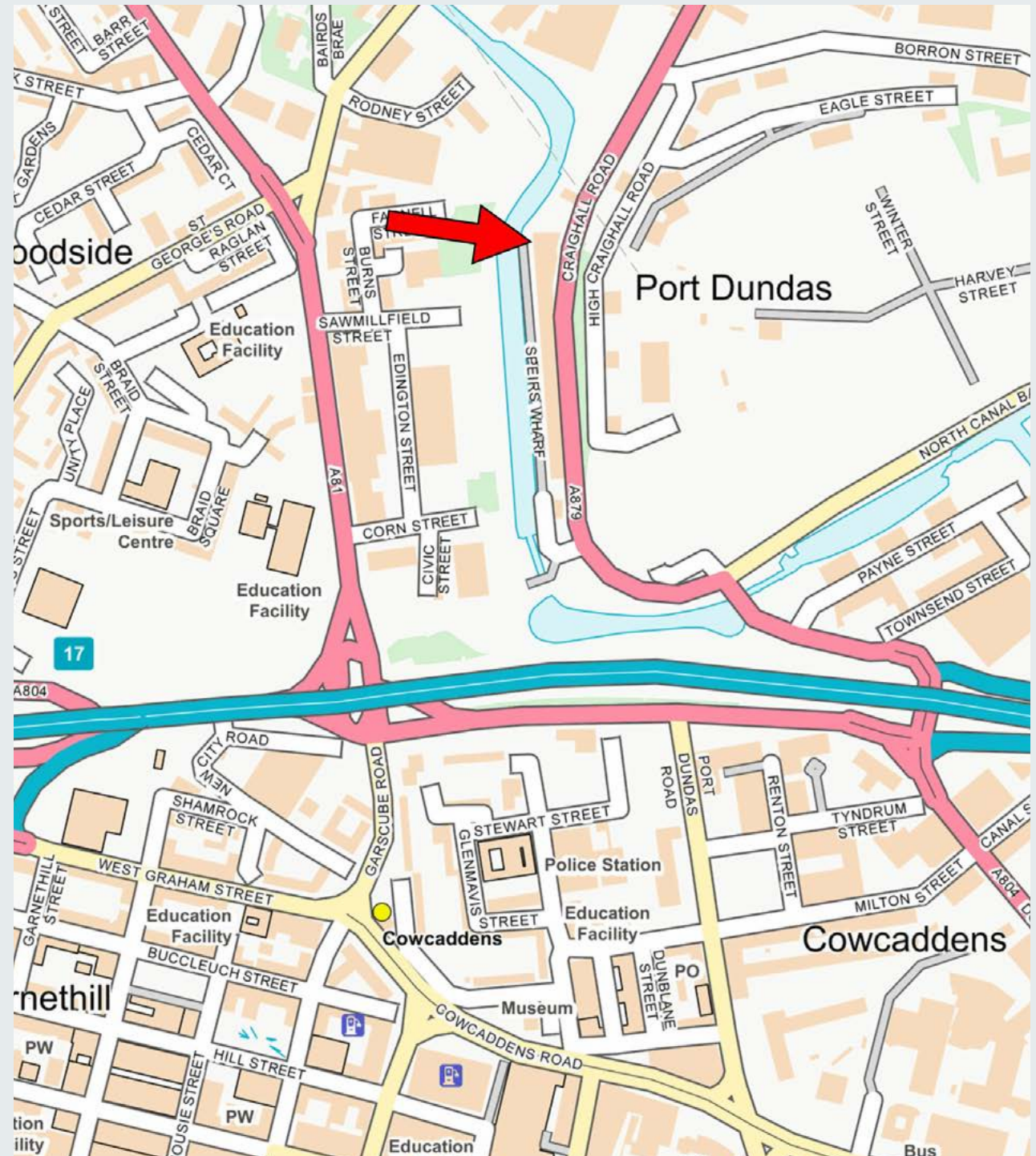
Location

The subjects are located within the attractive Speirs Wharf development within the Port Dundas area of Glasgow. Glasgow City Centre lies approximately 1 mile to the south.

The development is positioned facing the Forth and Clyde Canal, accessed from Craighall Road providing links to the M8 motorway at Junctions 16 and 17 within close proximity.

The surrounding area is a mix in nature with both commercial and residential occupiers. Nearby occupiers include Ocho Spa, The Hub, Safehinge and DSSR Consulting Engineers.

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



Property Details

Description

The subjects comprise the ground floor within a traditional 'B Listed' converted building of sandstone construction and surmounted by a pitched roof.

Internally, the subjects are arranged to provide an open plan office area with kitchen and toilet facilities to the rear.

Access is provided through a common entrance which is protected by a secured entry system.

Car parking is available on-site and is protected by a barrier entry system and CCTV system.

Accommodation & Floor Areas

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

	sq m	sq ft
Total	611.04	6,577

Non Domestic Rates

Rateable Value - £10,800.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subjects to occupier status.

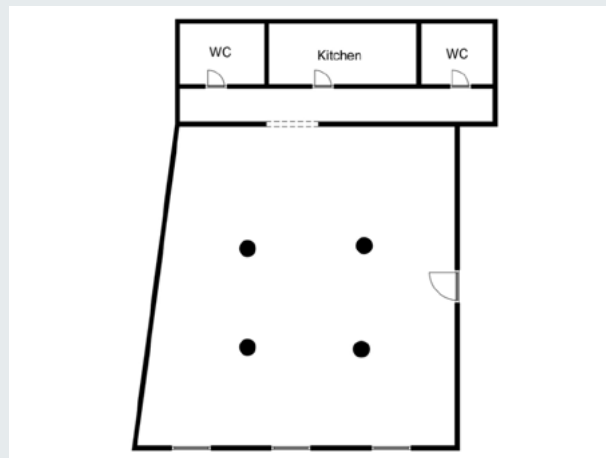
Please note that a new occupier has the right to appeal the current assessment.

Sale Terms

Offers over £150,000 are invited.

Lease Terms

Offers in excess £13,500 per annum are invited.



Property Details

Energy Performance

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

The property has an EPC Rating of B-19.

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.

Factoring

The property is self-factored. For further information, please contact the selling agents.

Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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DM HALL



Regulated by

RICS

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