

UNEXPECTEDLY BACK ON THE MARKET

FOR SALE



DM HALL

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

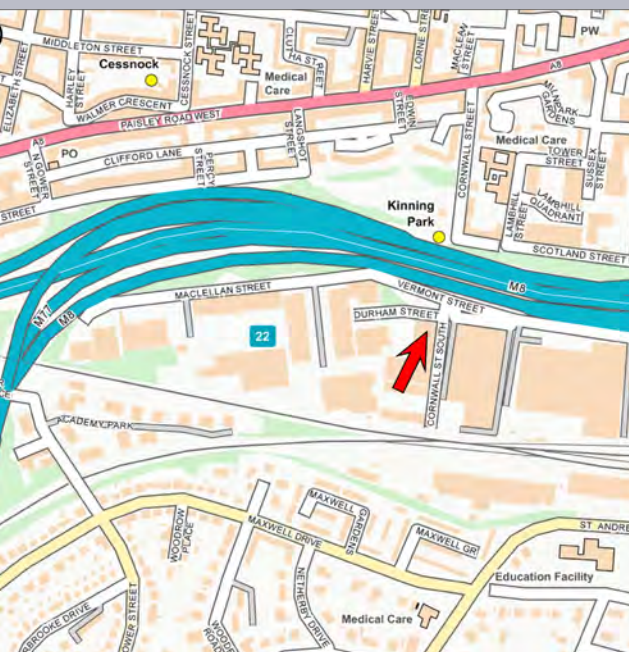
The subjects are on the west side of Cornwall Street South next to its junction with Durham Street. The property is in the Kinning Park area approximately two miles from Glasgow City Centre.

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

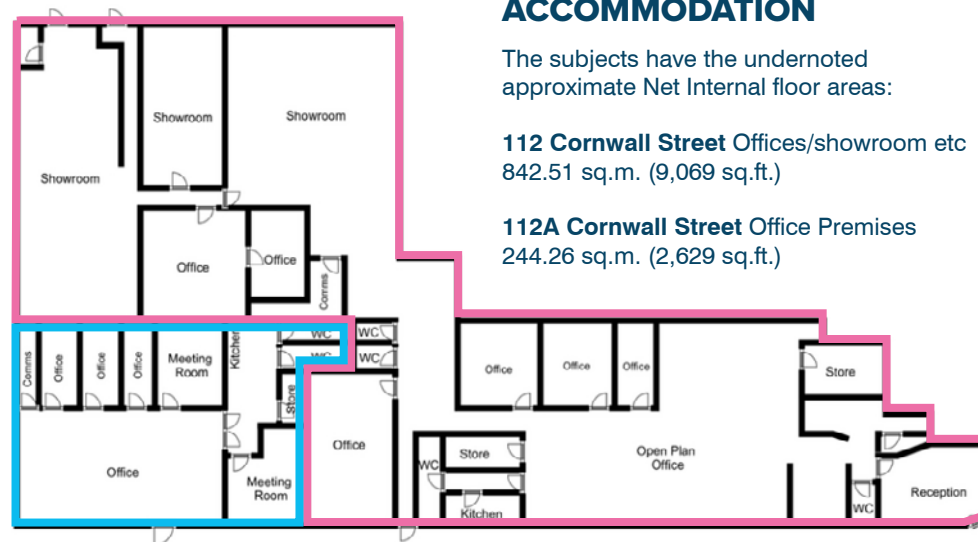
112A Cornwall Street South is let to Fatbuzz Limited under a Licence Agreement which runs month to month but will terminate on 31 December 2024. The tenants have indicated their intention to vacate the premises in the near future.

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



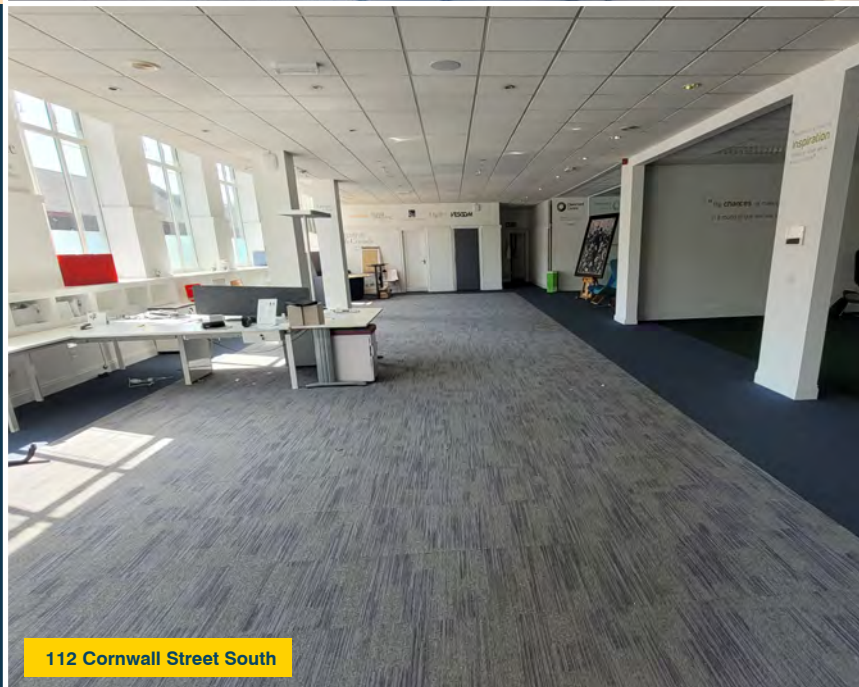
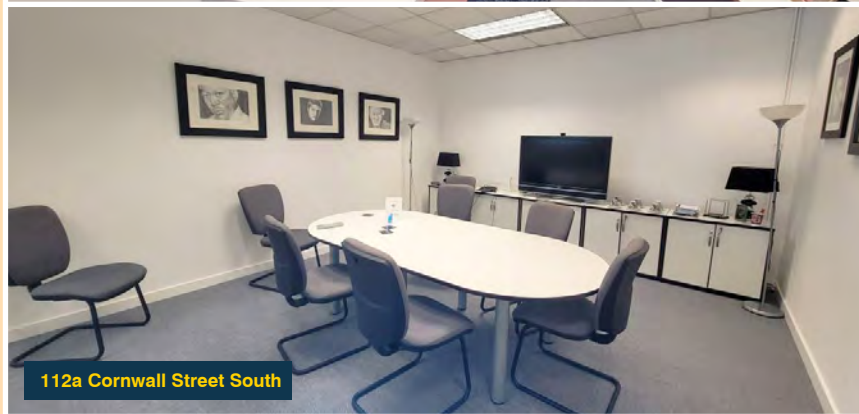
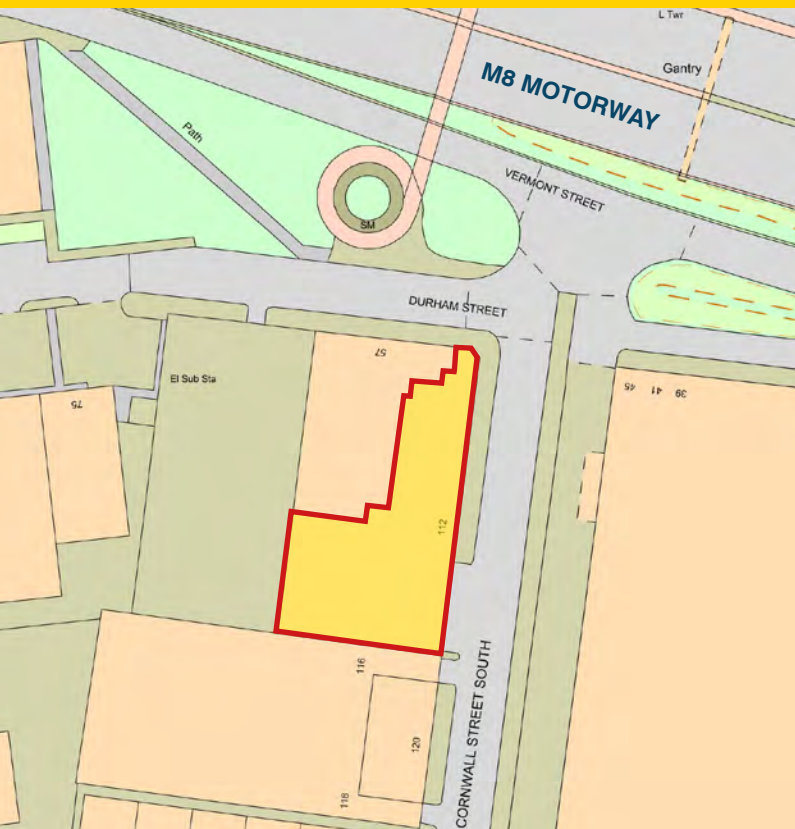
112 Cornwall Street South



112a Cornwall Street South



112a Cornwall Street South



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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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

VAT will be chargeable on the purchase price.

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.

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.

DM HALL