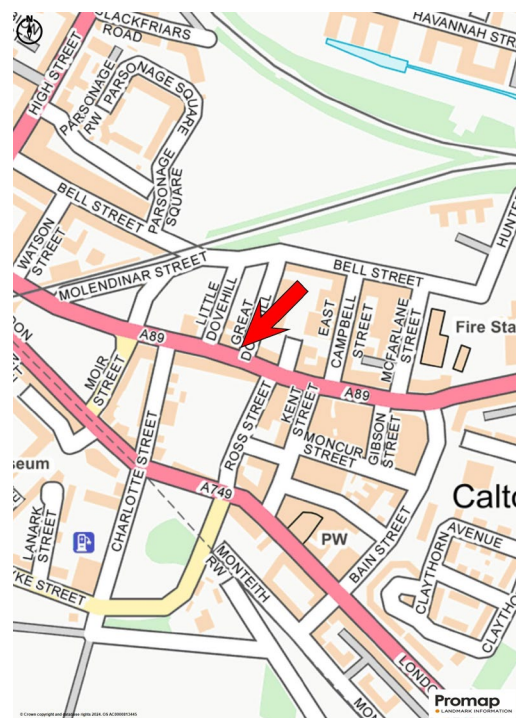




181 Gallowgate, Glasgow G1 5EB

- City centre retail premises
- Excellent secondary retail location
- Extends to 168.47sqm (1,813sqft)
- Highly visible corner position
- Suitable for a variety of uses
- Potential for redevelopment



LOCATION

The subjects are located on the north side of Gallowgate, at the junction with Great Dovehill, in the Gallowgate area of the city, approximately 1/4 mile east of the city centre. This location has seen significant transformation over the past few years, with a large number of new residential developments dramatically increasing the local resident population.

The area is home to the famous Barrowland Ballroom concert venue, and the Barras Market. Recently a large number of lifestyle F&B operators have opened, including Outlier Coffee, 226 Gallowgate, The Gate, Us V Them Coffee and many more.

DESCRIPTION

The property comprises a single storey retail unit benefitting from a substantial frontage to Gallowgate and is situated on a prominent corner position.

Externally the unit benefits from roller shutters to the front and a side access. Internally the property is laid out to provide a substantial open plan retail sales area, with rear storage and staff accommodation.

ACCOMMODATION

In accordance with the RICS Property Measurement Professionals Statement (2nd Edition), we calculate that the premises have the following net internal area:

NIA: 168.47sqm (1,813sqft)

TERMS

The premises are offered for sale, and our clients preference is for clean offers for their Feuhold interest in the subjects. Please contact the agents for full details.



RATING

The property is listed on the Scottish Assessors website as having a Rateable Value of £14,700. The current UBR for 2023/2024 is £0.498.

Please note that at this level of rating assessment the property will benefit from a rates discount under the Small Business Bonus Scheme.

EPC

An EPC has been carried for the subjects and is available for inspection.

LEGAL COSTS

Each party shall bear their own legal costs incurred in this transaction, however for the avoidance of doubt, the purchaser shall be liable for LBTT and VAT thereon.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole selling agents.

To arrange a viewing please contact:



Ryan Farrelly
Chartered Surveyor
ryan.farrelly@g-s.co.uk
07900 390078



Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
07766 551663

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024