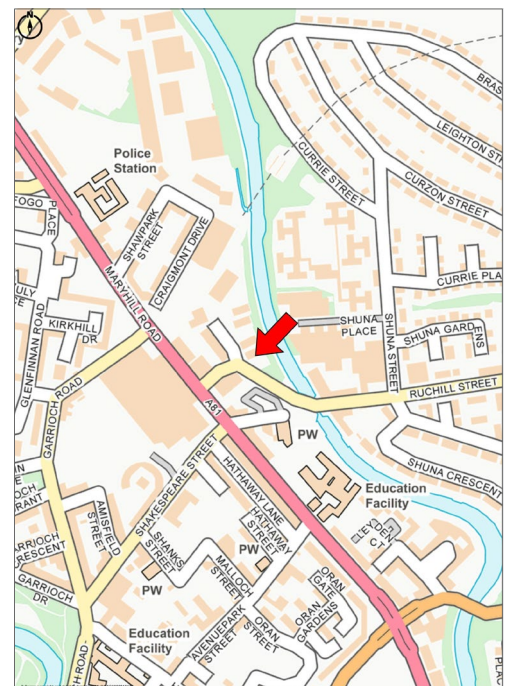




Unit 18, 72 Chapel Street, Glasgow, G20 9BD

- Mid-terrace industrial premises
- Situated within an established industrial estate
- Unit extends to approximately 44.59 sq.m. (480 sq.ft.)
- New FRI lease available
- Rental offers in excess of £5,000 per annum exclusive of VAT.





LOCATION

The subjects are located within Chapel Street Industrial Estate, at the junction of Ruchill St and Maryhill Road, 2.3 miles to the west of Glasgow's city centre. The property is within easy reach of public bus services along Maryhill Road and also the M8 motorway.

DESCRIPTION

The subjects provide a single storey business accommodation with concrete floor overlaid with carpet tiles surmounted by a steel truss roof. The property benefits from an electrically operated roller shutter door in addition to a single pedestrian access door. The unit is currently fitted out with small office area. Parking is available within the communal yard.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area: Total floor area: 44.59 sq.m. (480 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £5,000 per annum exclusive of VAT. Please contact us for an Offer to Let form. As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £3,600. The poundage rates for 2023/2024 is £0.498 in the pound. The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Graham + Sibbald LLP 233 St. Vincent Street Glasgow G2 5QY Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07989 352731



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

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