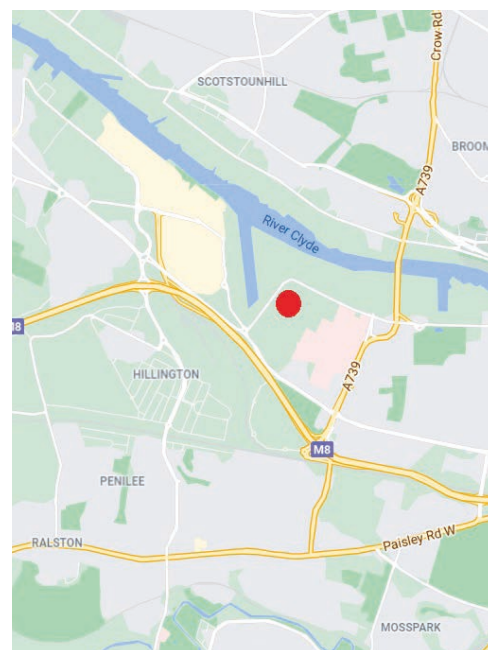




34 Bogmoor Place, Glasgow, G51 4TQ

- Fully fitted commercial kitchen & bakery
- Situated within an established industrial location
- Extends to approximately 471.31 sq.m (5,073 sq. ft)
- New FRI lease available





LOCATION

The subjects are located within an established industrial location in Govan, approximately five miles south-west of Glasgow city centre. The subjects benefit from close proximity to Renfrew Road, providing easy access towards the M8 motorway at Junction 26 (Hillington Interchange). Notable nearby occupiers include Princes, Marshall Wilson, Caledonian Maintenance Services and Cockburn Badminton Centre.

DESCRIPTION

The subjects comprise the ground floor of a two-storey industrial building of traditional construction mounted by a pitched roof. Access to the unit is by way of pedestrian entrance door or roller vehicle access door.

Internally, the subjects benefit from a fully fitted commercial catering kitchen and commercial bakery, with ancillary administration/ office, changing room and WC facilities.

The preference is for the subjects to be let in whole however a split of kitchen/ bakery may be considered. Please contact the sole letting agents for further information.

ACCOMODATION

We understand the subjects extend to the following Gross Internal Area:

471.31 sq.m (5,073 sq. ft)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

On application.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £12,327.

The rate poundage for 2022/2023 is £0.498 in the pound.

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:



Tom Conway
Surveyor
tom.conway@g-s.co.uk
07810 544 912
0141 332 1194



Martin Sutherland
Agent
07443 668 241
martin.sutherland@g-s.uk

IMPORTANT NOTICE

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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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6. Date of Publication: April 2022