

# 11 FARNELL STREET, GLASGOW, G4 9SE



BUSY LOCATION



- Excellent Transport Links
- 1st Floor
- 2,000sq ft
- Rates & V.A.T Free
- Rent: £13,500p.a

#### LOCATION

The property is situated on the north side of Farnell Street, close to its junction with Garscube Road within a busy commercialised area located between Maryhill, Possil, Port Dundas & Glasgow's City Centre.

The locale benefits from densely populated flatted dwellings, with commercial occupiers in the immediate locale include The Griphouse, William Hill, Rockvilla Pizza, Chan's Cash & Carry, Dulux Paint Centre.

The location benefits from excellent transport links with the Kelvin Canal Way a short walk along with Cowcaddens subway (and Glasgow City Centre) a 10 minute walk with bus routes to and from the city available on Garscube road. The M8 motorway network is also in close proximity accessible from Garscube Road.

#### PROPERTY

The property comprises the 1st floor of a 2 storey commercial premises of steel framed portal construction, surmounted by a profiled pitched roof.

Access is gained via a single entrance doorway leading to a steel staircase accessing the upper floor.

Internally, the property is presented primarily in an open plan layout with partitions erected to form office & prep room along with a w.c facility.

The property would lend itself to a variety of uses\* such as, but not limited to;

Office / Prep Kitchen / Rehearsal Space / Tutoring Suites / Educational Space / Leisure & Fitness / Showroom

#### AREA

The property has been calculated to extend to

185.8sqm (2,000sq ft)

#### NAV/RV

£5,900

#### RENT

The property is available on a new full repairing and insuring head lease for £13,500per annum

#### V.A.T

The property has not been elected for V.A.T





#### E.P.C

Available on request

#### TITLE

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)  
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

TSA Property Consultants  
162 Buchanan Street  
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.