

142 STRATHCONA DRIVE, GLASGOW, G13 1JQ



WEST END WORKSHOP & YARD



- Rates Exempt
- V.A.T Free
- Excellent Condition
- Workshop: 1,461sq ft
- Yard: 3,705sq ft
- Rent: £18,000p.a

LOCATION

The property is situated on the north east end of Strathcona Drive at its junction with Strathcona Garden within the Anniesland suburb of Glasgow.

The property is accessed from Crow Road, close to its junction with Bearsden Road. The area is predominately residential in nature with a small number of commercial operators including Morrisons, Autogas Service, Costa Coffee, Dominos, The Gym Group and Lidl.

PROPERTY

The property comprises a 2 storey commercial development surmounted by a pitched roof with secure yard.

Internally the property has been renovated to a high standard with partitions erected at ground floor to form w.c and store along with private office and workshop with floors having been painted.

The first floor is accessed via a steel spiral staircase with tea prep and further office space. The property benefits from L.E.D spots throughout. Partitions could be altered to create a more open plan layout.

AREA

The property has been calculated to extend to the following internal area;

Ground: 67.04sqm (722sq ft)
1st: 68.64sqm (739sq ft)
Total: 135.68sqm (1,461sq ft)

Yard: 344.2sqm (3,705sq ft)

NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV

£6,200

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £18,000per annum

V.A.T

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





VIEWING

By appointment only, alternatively virtual viewings can be booked.

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 tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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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.