



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET / MAY SELL

51 Greendyke Street, Glasgow G1 5PX

- ✓ A well presented Class 1A premises with flexible layout
- ✓ Modern shopfront with full height glazing and accessible entrance
- ✓ Would suit a variety of alternative uses including potential residential redevelopment
- ✓ 94.59 sq m (1,018 sq ft)

[CLICK HERE FOR VIRTUAL WALKTHROUGH](#)

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LOCATION

The subjects are positioned on the northern side of Greendyke Street overlooking Glasgow Green on the eastern periphery of Glasgow City Centre. This location benefits from excellent transport links being a short drive from the M8, M74 and M77 motorways while Argyle Street railway station, St Enoch subway station and Buchanan bus station all lie within walking distance to the north west. Other railway and subway stations are also found nearby along with public bus stops and a section of the National Cycle Route 75. Metered on street parking is available on Greendyke Street and the wider area.

DESCRIPTION

The subjects comprise a well presented retail premises on the ground floor of a prominent seven storey modern end terrace building that forms part of wider modern predominantly residential development. The subjects benefit from a large modern shopfront with full height glazing which, along with a further window on the eastern return elevation, provides great levels of natural light. The shopfront is also set back slightly from the pavement line of the building which has allowed for a small external ramp and accessible entrance to be formed.

The unit itself has a large open plan retail area that has been subdivided in part to form several private treatment rooms as part of its most recent use as an aesthetics clinic although this could easily be reconfigured to suit a variety of alternative layouts and uses as a result.

Given the nature of the space and wider building, the unit also has potential for a residential redevelopment, subject to relevant planning consents and building warrants being obtained.

ACCOMMODATION

The subjects have been configured to provide a main open plan retail/ waiting area with reception, four private treatment rooms, staff kitchen, toilet and three storage cupboards.

FLOOR AREA

The approximate net internal area is 94.59 sq m (1,018 sq ft) in accordance with the RICS Code of Measuring Practice (6th Edition).

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting/selling agent, Allied Surveyors Scotland Ltd
Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575

grant.strang@alliedsurveyorsscotland.com

Gregor Hinks BSc MRICS | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

TERMS

Asking rent on application.

Our client's preference is to let the property in the first instance but may consider an attractive proposal to dispose of their interest in the property.

WALKTHROUGH

Click here for virtual walkthrough.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,400 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers therefore may be eligible for 100% rates relief through the current Small Business Bonus Scheme or alternatively for the first year through the Glasgow City Council's Fresh Start relief scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant/purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

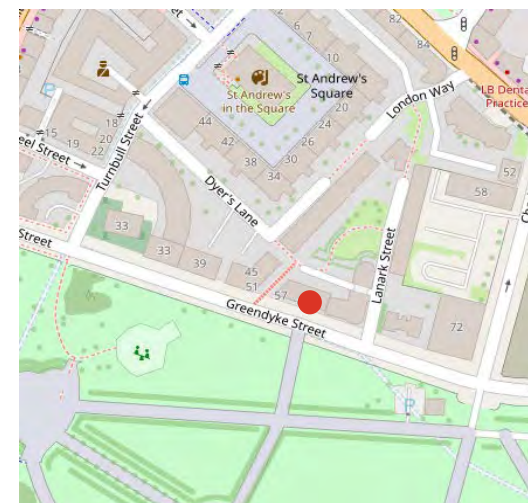
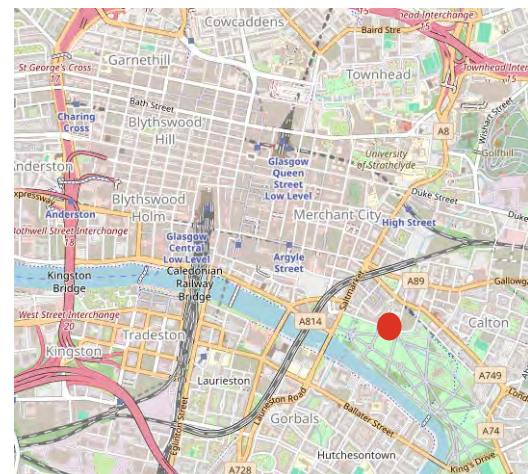
To be mutually agreed.

VAT

We have been advised that the subjects are not currently elected for VAT purposes.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



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RICS



**SCOTTISH
PROPERTY
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Commercial and Public Property
FINALIST