

For Sale

Ground Floor
125 Allison Street
Crosshill
Glasgow
G42 8YR

March 2019



Location

The property is located in Crosshill, situated approximately 4 miles south of Glasgow city centre.

Crosshill has excellent connectivity; it is easily accessible by car via the M74 and A77, and train services run to and from Glasgow city centre from two railway stations, Crosshill and Queens Park, four times every hour.

The area is busy with both residential and retail occupiers. Nearby retailers include Greggs, Boots, William Hill, Superdrug and a number of independent retailers.

Description

The property is accessed via Allison Street and comprises a large open plan area split over ground and mezzanine levels, staff welfare facilities, store and male and female WC's.

The property also benefits from use of the car park to the west.

Floor Areas

Floor	Sq Ft	Sq M
Ground floor	977	90.77

Guide Price and Tenure

Offers over **£75,000** are sought in respect of our client's heritable interest.

Planning

The property has been occupied by our clients as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (shops). Interested parties should make their own enquiries to the appropriate planning authority.

Rates

The Rateable Value will require reassessment upon completion of the sale.

Legal Costs

Each party will bear their own legal costs involved in this transaction.

VAT

We understand the property is not elected for VAT, and as such no VAT will be applicable on the purchase price.

EPC Rating

The property has an Energy Performance rating of G with a score of 126. The full certificate is available upon request.

Viewings

We will conduct a number of scheduled open viewings at the property. To be kept updated with information on this please register your interest with Avison Young.

For further information or an appointment please contact:

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Avison Young

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