

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > GIA: 122.67 SQM (1,320 SQ.FT)
- > REDEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > SOUTHSIDE ADDRESS
- > RARE SALE OPPORTUNITY
- > SALE: OFFERS INVITED



FOR SALE

**388 VICTORIA ROAD, GLASGOW G42 8YP**

**CONTACT:** Declan O'Neill BSc (Hons) [Declan.oneill@shepherd.co.uk](mailto:Declan.oneill@shepherd.co.uk) 0141 331 2807 [www.shepherd.co.uk](http://www.shepherd.co.uk)



LOCATION

The subjects are located on the west side of Victoria Road between its junction with Allison Street and Calder Street, within the South Side of Glasgow.

The subjects are located approximately 2 miles to the South of Glasgow city centre, and benefit from having strong local amenities. Occupiers within the immediate vicinity include a mixture of residential dwellings and national/local retailers to include Optical Express, Boots Pharmacy, Greggs and Paddy Power.

Public transport links are strong within the local vicinity with the property being located in close proximity to Queens Park Railway Station. The property further benefits from a high level of both vehicular and pedestrian traffic with on street car parking available a short distance from the subjects

DESCRIPTION

The subjects comprise a first floor former dentist which forms part of a four storey traditional stone built residential tenement with a pitched and slated roof.

Internally, the subjects comprise a former residential dwelling which was converted to a dental practice. The unit extends to a reception area, waiting area, 3 treatment rooms and welfare facilities. Flooring throughout is concrete overlaid in a mix of timber and non-slip vinyl flooring. The walls and ceilings are plastered and painted with artificial lighting provided via a mix of fluorescent strip lighting and inset spotlighting.

PRICE

We are inviting offers for my Clients heritable interest.

RATING ASSESSMENT

The subjects are currently entered in the valuation roll as £5,100

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PLANNING

The property comprises a former dentist which may be suitable for residential or other uses, subject to securing the appropriate planning consent. Please contact the marketing agents for further information.

COST

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> 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 the transaction can proceed.

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ACCOMMODATION	SqM	SqFt
First Floor	122.67	1,320
<b>TOTAL</b>	<b>122.67</b>	<b>1,320</b>

The forgoing areas have been calculated on a gross internal area basis in accordance with the code of measuring practice (6th edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 5<sup>th</sup> Floor 80 St. Vincent Street, Glasgow G2 5UB  
Declan O’Neill BSc (Hons) [Declan.oneill@shepherd.co.uk](mailto:Declan.oneill@shepherd.co.uk) 0141 331 2807

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