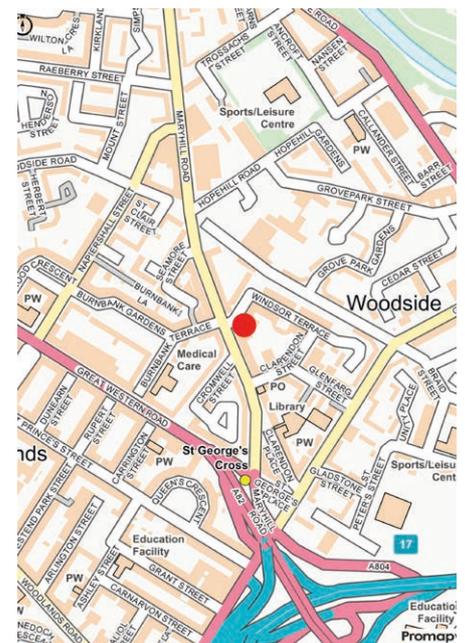




8-10 Windsor Street, Glasgow, G20 7NA

- Substantial warehouse unit with shop frontage
- Situated close to St George's Cross
- New FRI lease available
- Rental offers in excess of £8,000 per annum, exclusive of VAT.



LOCATION

The subjects are located on the south side of Windsor Street, between its junctions with Maryhill Road and Windsor Terrace, approximately one mile north-west of Glasgow city centre. Maryhill Road is one of the main arterial routes linking the city centre with the north side of Glasgow. The property is located within a five minutes' walk of St Georges Cross subway station. The M8 motorway can be accessed via junction 16 eastbound and junction 17 westbound, both a short distance from the premises.

DESCRIPTION

The subjects comprise of two separate units, one on the ground floor providing a shop unit and the other at basement level providing warehouse accommodation, both forming part of a four storey traditional tenement building of blonde sandstone construction. The unit is open plan with the lower level benefiting from access ramps. Interested parties should consult with the Local Planning Authority in respect of any proposed use. The property will require full internal and external renovation prior to occupation, incentive packages are available in order to offset the cost of these works.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net and gross internal areas:

Ground Floor Shop (NIA):	
36.03 sq. m.	(388 sq. ft.)
Basement (GIA):	
301.99 sq. m.	(6,482 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £8,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.



RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll in part, therefore a re-assessment would be required upon taking possession.

The poundage rates for 2019/2020 is £0.49 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing contact:



Ryan Farrelly
Commercial Agent
0141 567 5382
07900 390078
ryan.farrelly@g-s.co.uk



Terry McFarlane
Head of Retail
07766 551663
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2019