

TO LET/MAY SELL

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David Allison & Company
Chartered Surveyors



LIGHT INDUSTRIAL UNITS

UNITS 4A, 4B & 4C, HANSON STREET GLASGOW, G31 2JW

- Three adjoining light industrial units
- Available as a whole or as separate lots
- Gross Internal Area:
 - Unit 4A **112.75 sq m (1,213 sq ft)**
 - Unit 4B **97.31 sq m (1,047 sq ft)**
 - Unit 4C **148.91 sq m (1,600 sq ft)** (plus mezzanine)
- Convenient location to east of City Centre
- Short driving distance of Junction 15 of M8

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a convenient trading location on the east side of Hanson Street, which runs off Alexandra Parade close to the Royal Infirmary, High Street/Castle Street and Junction 15 of the M8 motorway.

The location plan opposite shows the approximate location of the subjects.

GENERAL DESCRIPTION

The subjects comprise 3 single storey mid terrace light industrial units.

Units 4A & 4B were split by the previous occupier into two units, one of which is a very well equipped and fitted out former bathroom showroom with separate male and female toilets, fitted to a high standard. Above the showroom there is a small mezzanine storage room. The other unit comprises a garage or warehouse accessed via a vehicular roller shutter door.

Unit 4C is a self-contained workshop unit which currently has a steel framed mezzanine storage floor in-situ. This could be removed to provide maximum floor to ceiling height.

There is a forecourt car park which can accommodate in total up to 6 or more cars.

ACCOMMODATION

From measurements taken on site we have calculated the floor areas on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

Unit 4A	112.75 sq m	(1,213 sq ft)
Unit 4B	97.31 sq m	(1,047 sq ft)
Unit 4C	148.91 sq m	(1,600 sq ft)

Note: In addition, Unit 4C has a full mezzanine floor.

The buildings have a minimum internal eaves height of approximately **4.37 m (14' 4")**.

RATING ASSESSMENT

The subjects are currently shown as two separate entries in Valuation Roll as follows:

- **Unit 4A – Rateable Value: £5,500**
- **Unit 4B – Rateable Value: £5,300**
- **Unit 4C – Rateable Value: £9,200**

RENTAL/PRICE

The subjects are available to lease in whole or in part on standard full repairing and insuring terms.

Rental offers sought are:-

Units 4A & 4B (combined)	£15,000 per annum
Unit 4C	£10,000 per annum

Our clients may also consider a sale and are seeking offers in excess of **£200,000** for all 3 properties.

VAT

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

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co
Suite 2.30
135 Buchanan Street
Glasgow, G1 2JA
Tel: 0141 375 1555
Fax: 0141 375 1666

Email: barbara@dallisonandco.co.uk

www.dallisonandco.co.uk

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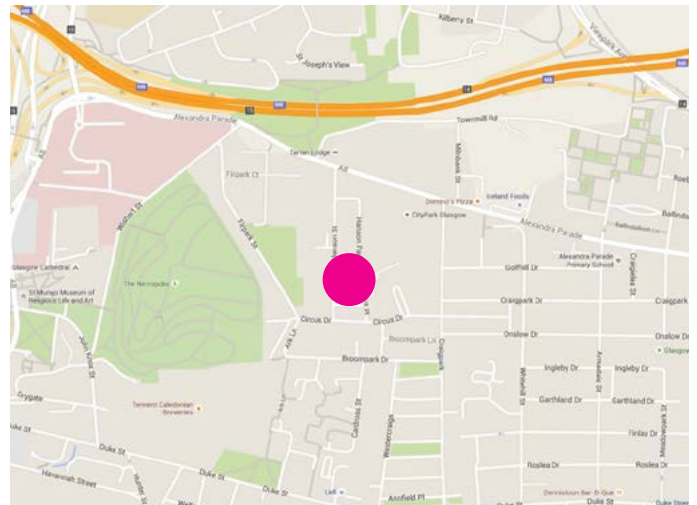
Regulated by RICS



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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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EPC

The properties have been assessed for energy performance and currently have a 'B' rating.

