



For Sale

9 Crown Terrace
Glasgow
G12 9EY

- Entire Grade B Listed townhouse in the sought after Dowanhill area of Glasgow
- Currently used as offices with potential for redevelopment
- 6,601 sq ft (GIA), 5,590 sq ft (NIA)

0141 300 8000
avisonyoung.co.uk/15812

AVISON
YOUNG

Location

The premises are located in the attractive Downhill area of Glasgow, approximately 4 miles west of the city centre. The area benefits from good access to the national motorway network with Junction 18 of the M8 motorway located on the western outskirts of the city. The property is positioned on the north side of Crown Terrace and lies in close proximity to Hyndland Road.

There are a number of local amenities in the vicinity such as coffee shops, restaurants and independent retailers. The west end's main retail and leisure thoroughfare of Byres Road is within walking distance where Hillhead underground station can also be found, offering frequent and direct connections to the city centre and the south side of Glasgow. There are also a number of bus routes operational along Hyndland Road connecting to the city centre and beyond.

Description

The subjects comprise a Grade B listed four storey mid-terraced townhouse property arranged over basement, ground, first and second floors with a mezzanine level formed between the ground and first floors.

Internally, the property is laid out to provide a mixture of open plan office areas, private offices, meeting rooms and storage areas together with ancillary staff and toilet facilities

at ground, mezzanine, first and second floors. At basement level, the subjects provide a meeting room, storage rooms, print room, toilet facilities and comms room. There is a small kitchen/tea prep area on the second floor.

The offices have carpet tiled floor coverings with plastered and painted/papered walls with plastered ceilings and part feature cornicing and plasterwork. The common areas are finished to a similar standard as the offices with vinyl and carpet floor coverings and pendant and wall light fittings. The original stair balustrade remains in place and an ornate glass roof cupola is located the staircase providing good levels of natural light. The basement is finished to a basic standard with bare concrete floors in the corridor and vinyl or carpet flooring in the meeting and server room, the walls are plastered and painted with light provided by florescent light strips with heating via wall mounted electric heaters.

Externally, the property has a blonde sandstone façade incorporating character features under a pitched slate covered roof. To the rear of the property there is a dedicated garden area and a metal fire escape servicing the second, first and ground floors. There is parking provided for up to 7 cars to the rear with an additional 3 dedicated parking spaces located to the front of the building.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to give the following approximate Gross Internal Area:

Floor	Sq ft	Sq m
Lower Ground	925	85.92
Ground	1,540	143.09
Mezzanine	516	47.97
First	1,844	171.35
Second	1,776	165.02
	6,601	613.35

The Net Internal Area extends to approximately 5,590 sq ft (519.33 sq m)

Price/Terms

Offers in excess of £750,000 are being sought for our client's heritable interest.

The current tenant will remain in occupation on a short term basis until they identify suitable alternative accommodation. Further details available on request.

Local Authority Rates

We understand that the property is assessed as follows:

Rateable value: £43,250
UBR (2019/20): £0.498
Rates Payable: £21,538.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

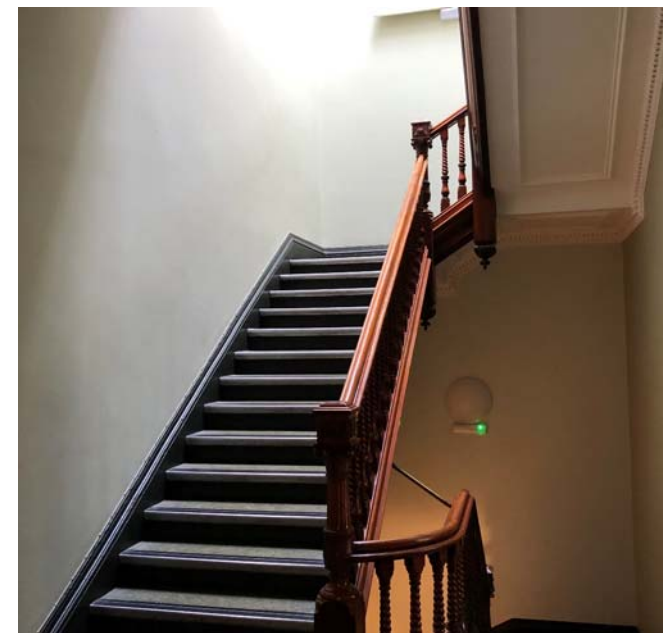
The property currently benefits from Class 4 office use. It is located within the Glasgow West Conservation Area and offers an excellent opportunity for redevelopment back to residential use, subject to obtaining the necessary consents. Interested parties should make their own enquiries to the local planning authority.

EPC

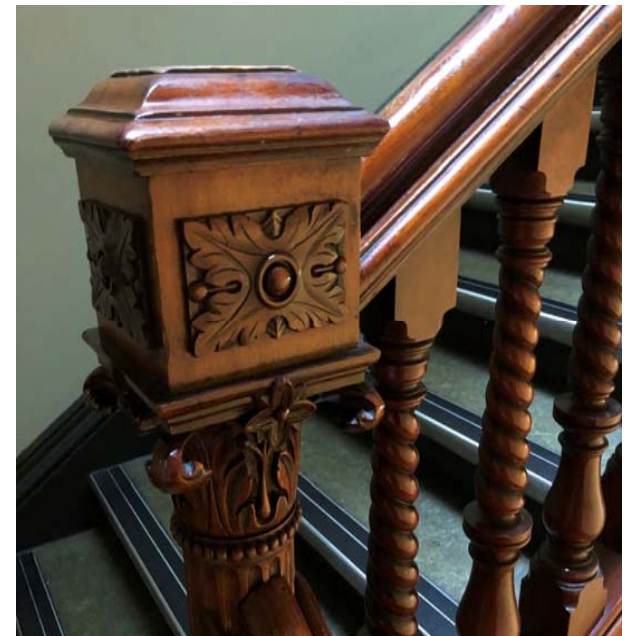
The Energy Performance Rating is **G**. A copy of the EPC can be made available upon request.

VAT

We understand that the property is not elected for VAT and therefore no VAT will be applicable on the purchase price.



9 Crown Terrace,
Glasgow,
G12 9EY



**If you would like to know
more please get in touch.**

Michael Facenna MRICS

Associate Director

+44 (0)141 305 6383

+44 (0)7983 994 050

michael.facenna@avisonyoung.com

Paul Broad MRICS

Director

+44(0)141 305 6382

+44(0)7921 933 666

paul.broad@avisonyoung.com

0141 300 8000

avisonyoung.co.uk/15812

November 2020

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Visit us online
avisonyoung.co.uk

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**