G41 1PS

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Unique Heritable Opportunity in Central Glasgow

www.acuitus.co.uk

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Property Information

Unique Heritable Opportunity in Central Glasgow

- Unique Building with Consent for Assembly & Leisure use incorporating Class 3 - Café
- Within 0.5 miles of Glasgow City Centre
- Eaves Height Ranging from 6-14 Metres
- Prominent building fronting the M74 Motorway
- Various Asset Management Opportunities

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Lot Auction

24 25th September 2024

Vacant Possession Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles 47 miles west of Edinburgh
Roads A8, A74, M8, M77, M74

Rail Glasgow Central Station, Glasgow Queens Street Station

Air Glasgow International Airport

Situation

The property is located where the M74 flyover over sails Pollokshaws Road in the Lauriston area of the City of Glasgow. The building has significant visibility from the westbound M74 Motorway. The property and large secure yard to the rear are on the east side of Pollokshaws Road. Pollokshaws East Train Station is close by with West Street and Bridge Street subway stations a short walk away. There is a significant car park at the rear of the property along with on street parking.

St Andrews Industrial Estate is located to the north of the property and Crown Street Retail Park is a short distance away to the east.

Tenure

Heritable.

Description

The property is Grade B listed and forms part of the St Andrew's Works complex. With front and rear warehouse bays with mezzanine areas and a substantial car park/ yard area to the rear. The property has been re-roofed in the last 5 years.

VAT

VAT is applicable to this lot.

Planning

Planning application - 20/00464/FUL was granted consent in July 2020. The consent allows use of the warehouse (Class 5) as family play centre (Class 11): Amendment to application 18/02132/FUL to vary conditions 6 and 16 to allow Use Class 3 Café, change cooking methods and incorporate proposed changes to external elevations. Please refer to the Glasgow City Council Planning Portal for further information and plans www.glasgow.gov.uk

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. sq. ft.	Possession
Front Warehouse Bay Rear Warehouse Bay Rear Stores Northern Section Mezzanine	Warehouse Warehouse Storage Warehouse Ancillary	743 1,957.50 182.70 694.30 730.43	(7,995) (21,063) (1,966) (7,471) (7,859)	VACANT POSSESSION
Total		4,307.93	(46,354)	

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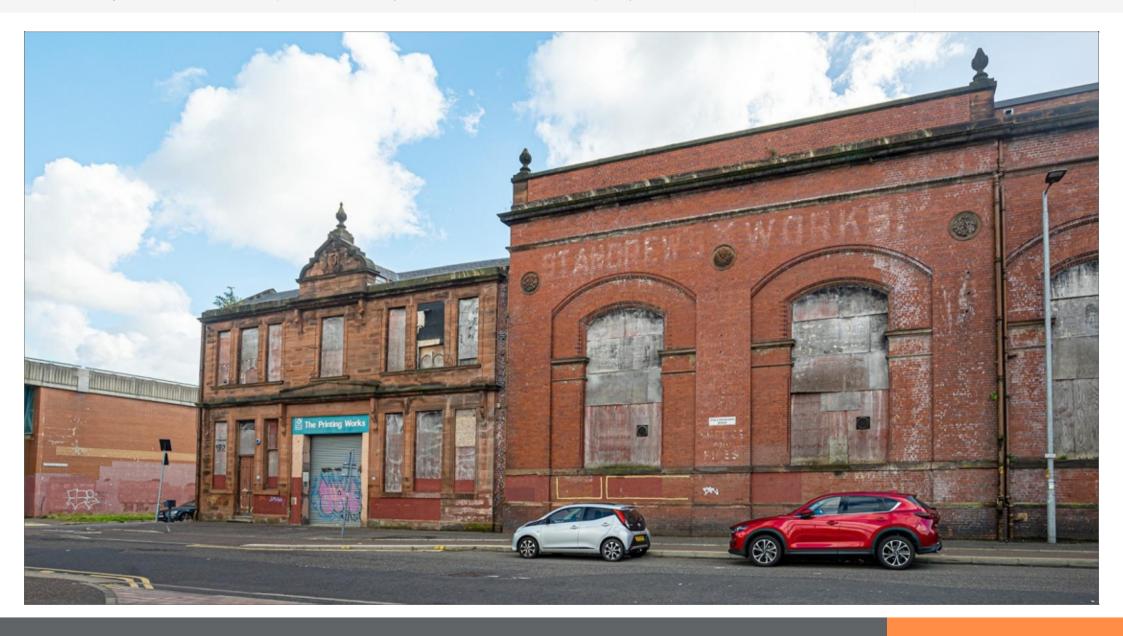
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