

FOR SALE



4 CARLIBAR ROAD | BARRHEAD | G78 1AA

Shop Premises For Sale
630 sqft

**Griffin
Webster**
PROPERTY CONSULTANTS

4 CARLIBAR ROAD | BARRHEAD | GLASGOW | G78 1AA

Location

Barrhead is a town in East Renfrewshire, Scotland, 13 km (8.1 mi) south-west of Glasgow city centre on the edge of the Gleniffer Braes. At the 2011 census its population was 17,268.

The property is situated directly across from Barrhead Train Station and occupies a prominent position on the busy junction with B771 between Paisley and Main Street Barrhead.

Description

The property was formerly used as a Financial Advice Centre and forms part of a row of shops situated on the ground floor, has a double frontage with central access door from the street. The windows and door are protected by security metal roller shutters.

Internally the property is fitted out as offices with suspended ceiling, fluorescent lighting and carpeted flooring. There are 4 private rooms, a reception area kitchen and male and female toilets.

Estimated rental value let in its current condition we consider would be in the region of £7,500 per annum reflecting a gross yield of 10.7%.

The property may lend itself to a future use as class 3 café and hot food preparation, subject to a change of use. The property benefits from gas central heating.

The property is being sold with vacant possession.

Accommodation

From measurements taken on site we would calculate the dimensions and accommodation as follows:

Ground Sales 58.54 sqm (630 sqft)

Rating

The net annual value is £4,600 NAV which falls into the 100% Small Business Rates Relief scheme

Terms

Offers are invited for the heritable interest in excess of £70,000.00

Planning

The premises currently benefit from Class 4 (office use)

The premises would also be suitable for Class 3 (On and off sales of hot and cold food)

Legal Costs & VAT

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

The property is not elected for VAT.

Energy Performance Certificate

EPC rating details available upon request.

Viewing and Further Information

Strictly by appointment through retained sales agents.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

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