

**FOR SALE**

**CLOSING DATE SET:  
WEDNESDAY 11TH SEPTEMBER 2024 AT 12 NOON**

**PROMINENT INDUSTRIAL SITE**

**GIA: 1,116 SQM (12,012 SQFT)**

**Total Site Area: 0.73 Acres**

**Attractive Central Location**

**Secure Yard Accommodation**

**Price: Offers Invited**



**CLICK HERE FOR LOCATION!**



**On the instructions of:**

**284 HAWTHORN STREET, GLASGOW, G22 6RY**

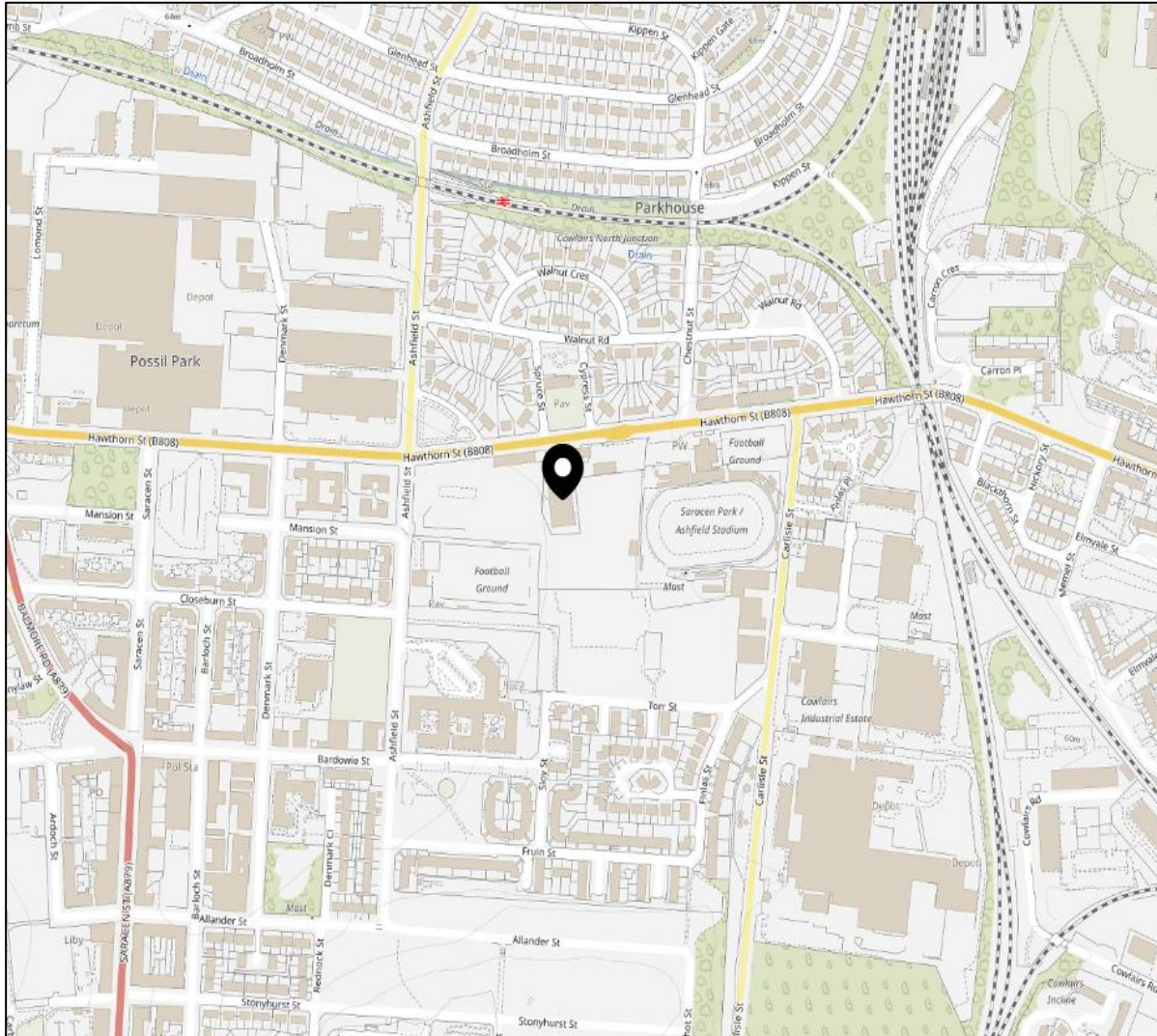
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# Location

284 HAWTHORN STREET, GLASGOW, G22 6RY



**The subjects are located on Hawthorn Street in the north side of Glasgow.**

The location benefits from excellent road connectivity, with Junction 15 of the M8 situated nearby, providing access to all major road networks throughout Scotland. The subject property is also within a short walking distance from Ashfield train station and is conveniently served by several nearby bus stops.

Hawthorn Street experiences a high volume of vehicular traffic, serving as a busy access road between Glasgow's West End and the North. Balmore Road is located to the west of Hawthorn Street, while the A803 is situated to the east.

The surrounding area features a mix of commercial operators alongside a large residential population. Notable occupiers include Allied Vehicles, Leslie Commercial, The Glasgow Tiger Speedway, Costco, and various others.

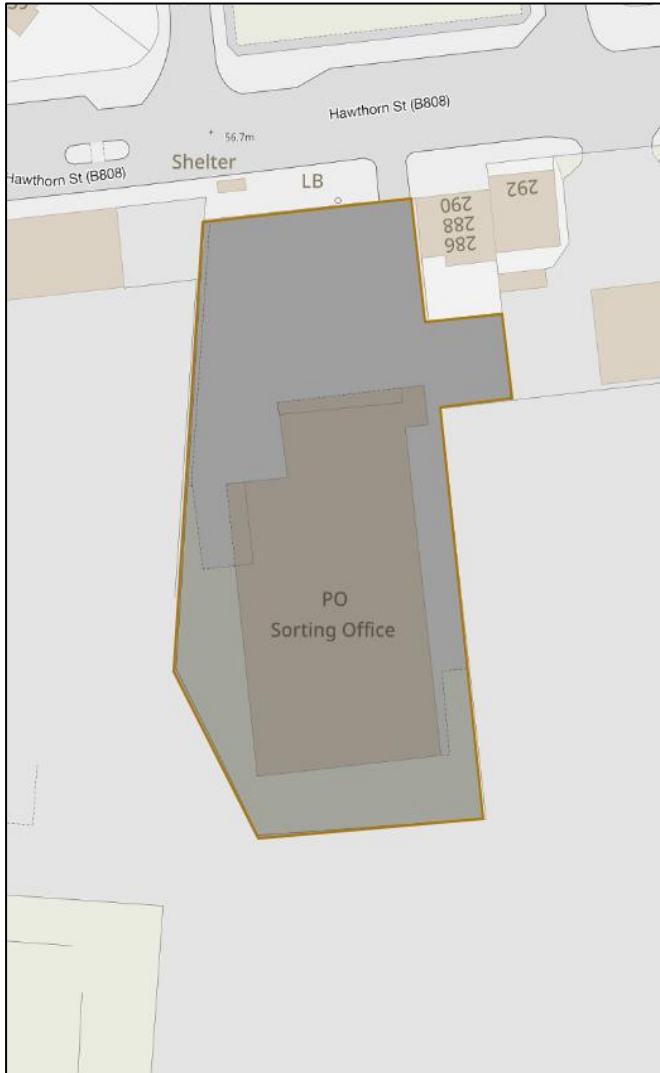


**[CLICK HERE FOR LOCATION](#)**



# Description

284 HAWTHORN STREET, GLASGOW, G22 6RY



The subjects consist of open-plan industrial accommodation with ancillary office space located at the rear. The site is part of a larger site that includes an associated yard and parking space.

The subject property is an industrial premises of steel frame construction, surmounted by a pitched roof, while the attached office block is of brick construction with a flat roof. The warehouse features open-plan industrial space, a mezzanine viewing gallery/store, and office space. The attached block includes staff welfare rooms, a kitchen, locker rooms, WCs, managers' offices, and additional storage.

For health and safety reasons, access to the rear office section of the property is restricted due to the presence of Reinforced Autoclaved Aerated Concrete (RAAC). All bidders therefore acknowledge the presence of RAAC at the property and confirm that their bids reflect this.

## ACCOMMODATION

	SQM	SQFT
<b>Warehouse</b>	563.20	6,062
<b>Offices</b>	552.80	5,950
<b>TOTAL</b>	<b>1,116.00</b>	<b>12,012</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

For Indicative Purposes Only



## SALE PRICE

Our client is inviting offers for their heritage interest in the subjects. A closing date has been set for **Wednesday 11<sup>th</sup> September 2024 at 12 noon.**

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £52,000. The rate poundage for 2024/2025 is 49.8p to the pound. An ingoing occupier will have the opportunity to appeal this figure.

## ENERGY PERFORMANCE CERTIFICATE

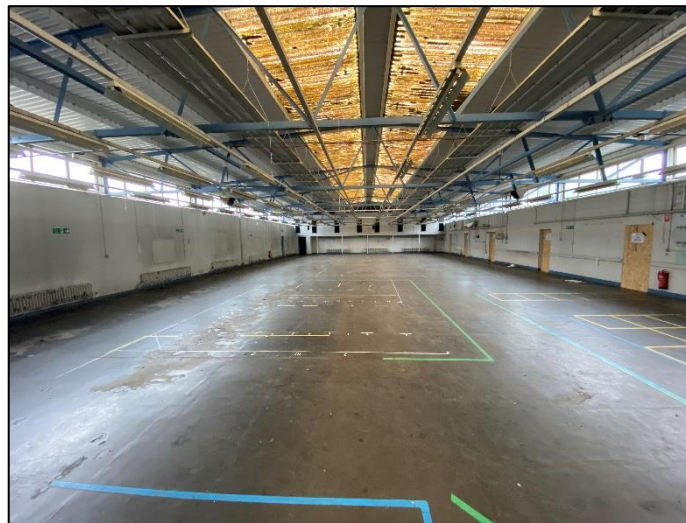
A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Alasdair McConnell**

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**Adam Honeyman**

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**Shepherd Chartered Surveyors**

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t: 0141 331 2807



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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