

**FOR SALE**

**INDUSTRIAL UNIT**

**AREA: 81.64 SQM (879 SQFT)**

**Located in affluent area**

**0.12 Acre site**

**Offers In Excess of £150,000**



**CLICK HERE FOR LOCATION!**



**53 BURNFIELD ROAD, GIFFNOCK, GLASGOW, G46 7PY**

**CONTACT:**

**Calvin Molinari BSc (Hons) MRICS**  
**Fraser McDonald BSc (Hons)**

**c.molinari@shepherd.co.uk**  
**fraser.mcdonald@shepherd.co.uk**

**| 0141 331 2807 – 07920 824408**  
**| 0141 331 2807 – 07551 173132**

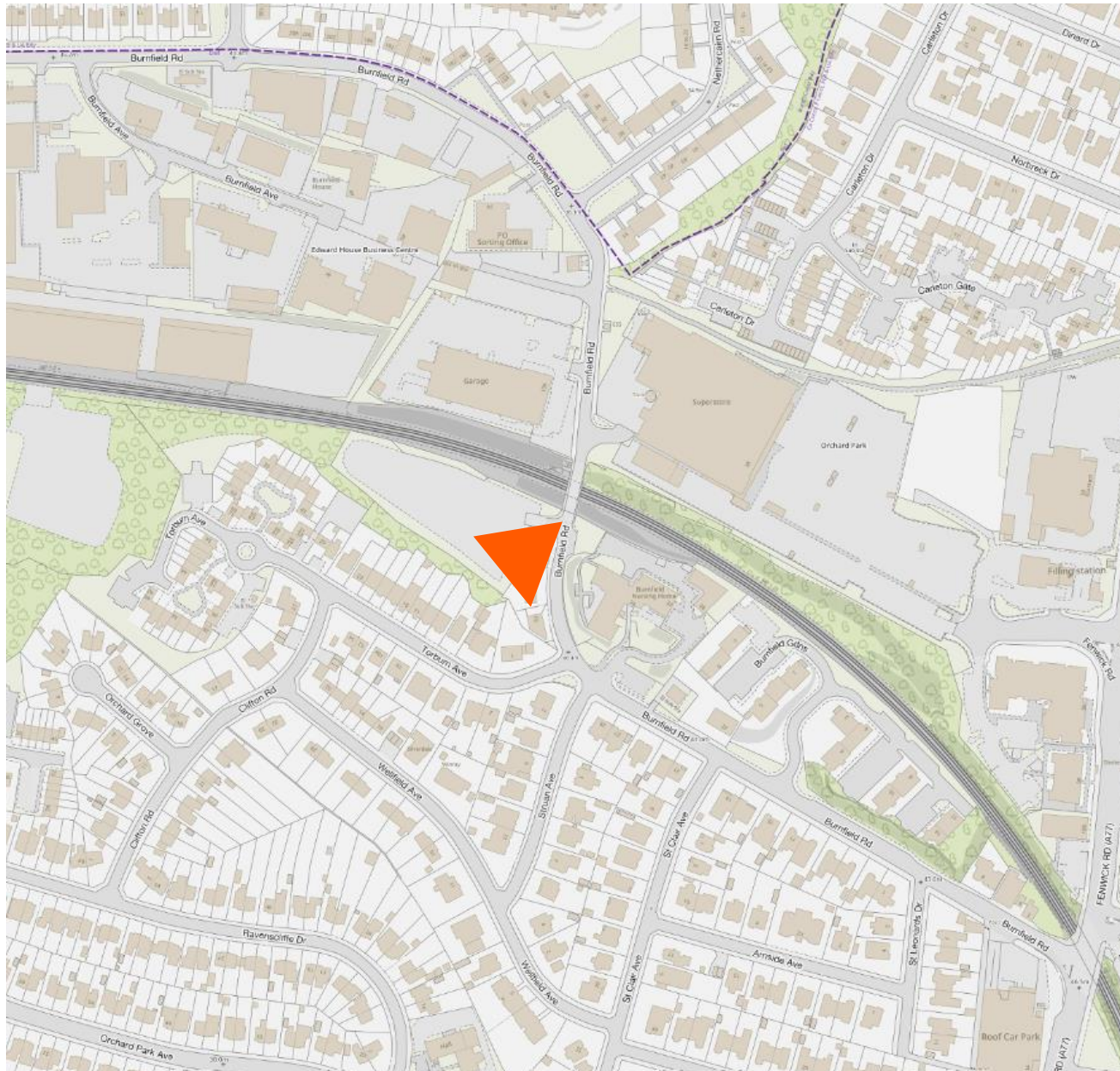






# Location

53 BURNFIELD ROAD, GIFFNOCK, GLASGOW, G46 7PY



The subjects are situated in Giffnock, an affluent East Renfrewshire Suburb lying approximately 4.9 miles South of Glasgow City Centre.

Giffnock benefits from excellent transport links, with Giffnock train station located a short walking distance from the subjects.

More specifically the subjects occupy a prominent position on the Western side of Burnfield Road, a busy thoroughfare connecting Giffnock to Thornliebank. In addition, the popular Fenwick Road is located nearby carrying a large amount of pedestrian and vehicular traffic from Giffnock to Shawlands.

The immediate surrounding area offers a mixture of commercial and residential properties with surrounding occupiers including Arnold Clark, Morrisons, Pure Gym and Burnfield Care Home.

In addition, Bellway have recently completed the 'Storey Grove' development accessed via Burnfield Road and consists of over 150 dwellings which is situated nearby.



[CLICK HERE FOR LOCATION](#)





# Description

53 BURNFIELD ROAD, GIFFNOCK, GLASGOW, G46 7PY



The subjects comprises of an industrial unit of steel portal frame contained within a secure yard extending to circa 0.12 acre

Internally, the property consists of a reception area followed by a partitioned office and storage area, as well as kitchen facilities. The property benefits from workshop space accessed by way of two steel roller shutters. W/C facilities can be found to the rear of the workshop space.

The subjects were previously occupied by a MOT station and as such benefit from the previous tenants fixtures and fittings to include a two-post car lifts in place.

The yard space is mixture of concrete and hard standing and secured by fencing to the rear and a brick wall to the front of the site. Access is gained via a double steel gate.



## ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Office	31.62	341
Workshop	50.02	538
<b>TOTAL</b>	<b>81.64</b>	<b>879</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).



## SALE PRICE

We are seeking offers in excess of £150,000 for our client's heritable interest in the property.

## 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 with a rateable value of £3,900. The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'G'. A copy of the EPC 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 incoming 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:



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)

M: 07920 824408



**Fraser McDonald**

[Fraser.mcdonald@shepherd.co.uk](mailto:Fraser.mcdonald@shepherd.co.uk)

M: 07551 173132

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

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.

[shepherd.co.uk](http://shepherd.co.uk)