

For sale

568 /570 Alexandra Parade
GLASGOW
G31 3BE

March 2018

**CLOSING DATE FOR OFFERS SET FOR
12 NOON, THURSDAY 5TH APRIL 2018**



- ◆ **Former bank branch for sale**
- ◆ **Ground and basement floors**
- ◆ **Class 2 Planning Use**
- ◆ **Not registered for VAT**
- ◆ **Offers over £120,000 are invited**

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Location

The property is situated in the Dennistoun area which lies approximately 2 miles east of Glasgow city centre. The M8 is accessible within 1 mile, providing direct routes to Glasgow city centre and Edinburgh.

Alexandra Parade has excellent public transport connectivity, with trains running into Alexandra Parade and Duke Street, both a short walk from the subjects, approximately every 30 minutes.

Description

The property is situated at the end of a retail parade housing both national and independent retailers.

The property comprises the ground and basement floors of a 4-storey red sandstone tenement block.

Accommodation

The ground floor accommodation comprises the main banking hall and staff working area, two interview rooms and a small work area.

The basement level comprises male and female W.C's, staff room, a number of store rooms and a book room.

The upper floors do not form a part of this sale and we understand are occupied residentially.

Floor Area

Floor	Sq. m	Sq. ft.
Ground	113.2	1,218
Basement	71.4	768
Total	184.6	1,987

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Plans are available upon request.

Rating Assessment

The property has a rateable value of £14,400 however, it is the responsibility of the purchaser to conduct their own investigations with regard to rateable value and rating liabilities.

EPC

The property has an EPC rating of "F". An EPC Certificate is available upon request.

Planning / Tenure

The property has been operating as a bank, therefore we understand has Class 2 Planning Use providing permitted change to Class 1 (Shops).

The tenements are to be used exclusively for the purposes of dwellinghouses or dwellinghouses and shops.

The property is located within a Smoke Control Zone.

Title/Legal Matters

Title documentation can be obtained from our client's solicitors DLA Piper Scotland LLP.

Viewings

Viewings are available through the sole selling agent.

Offers

Offers over £120,000 are invited for our client's interest in the property.

All notes of interest must be made in writing to GVA.

A closing date will be set.

Kate Anderson

0141 305 6384

kate.anderson@gva.co.uk

Alison Taylor

0141 305 6381

alison.taylor@gva.co.uk

Property ref

gva.co.uk/11718