



Warehouse with Planning Consent for Assembly & Leisure (Class 11)

Printworks Building, 197 Pollokshaws Road, Glasgow G41 1PS

- **Planning Consent for Class 11 – Assembly & Leisure incorporating Class 3 – Café**
- **Eaves height ranging from 6-14m**
- **Highly accessible location**
- **c. 0.5 miles south of the city centre**
- **46,354 sq ft (4,307.93 sq m)**
- **Substantial secure yard / car park**
- **Offers over £2.20M**

Location

The subjects are located on the east side of Pollokshaws Road immediately where the M74 flyover cuts across Pollokshaws Road, and are located within the Laurieston area approximately 0.5 mile south of the city centre.

The premises are a short drive from both Junctions 1 and 1A of the M74, while the M8 is easily accessible via the Kingston Bridge. The subjects benefit from visibility from the M74 (west bound) offering signage exposure.

The subjects are easily accessible from the city centre either by foot, car or public transport. Pollokshaws East Train Station is a short walk as are West Street and Bridge Street Subway Stations. Regular bus services operate locally providing routes around Greater Glasgow.

St Andrews Industrial Estate lies to the north while Crown Street Retail Park is a short distance away.



Description

The Printing Works is Grade B Listed and forms part of the St Andrew's Works complex. The building consists of front and rear warehouse bays with mezzanine levels and a substantial yard / car park located to the rear.

Access to the building is from Pollokshaws Road at the north west corner, though roller shutter access can easily be incorporated from the rear yard.

The front warehouse bay benefits from an eaves height of 14m. The large rear warehouse has an eaves height of 6m and is completely column free. There are various small storage areas / rooms along the eastern elevation of the larger warehouse bay.

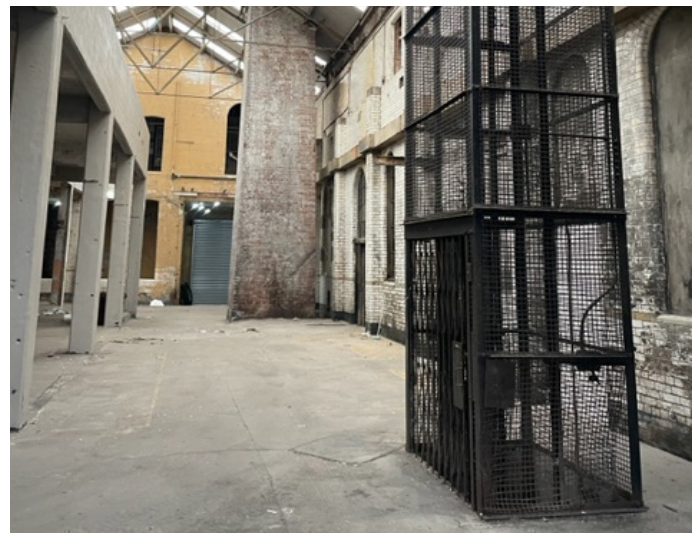
The northern section of the property is over ground and mezzanine levels accessed via stairs and also has a goods lift.

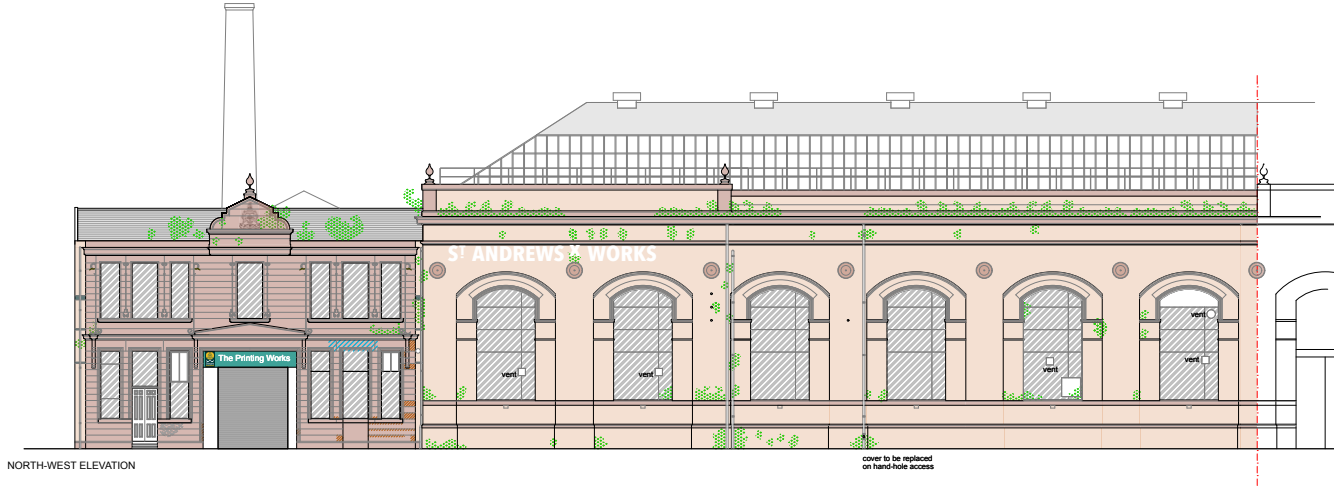
The property has been completely re-roofed in recent times.

Floor Areas

Front Warehouse Bay:	7,995 sq ft	(743 sq m)
Rear Warehouse Bay:	21,063 sq ft	(1,957.50 sq m)
Rear Stores:	1,966 sq ft	(182.70 sq m)
Northern Section:	7,471 sq ft	(694.30 sq m)
Mezzanine :	7,859 sq ft	(730.43 sq m)

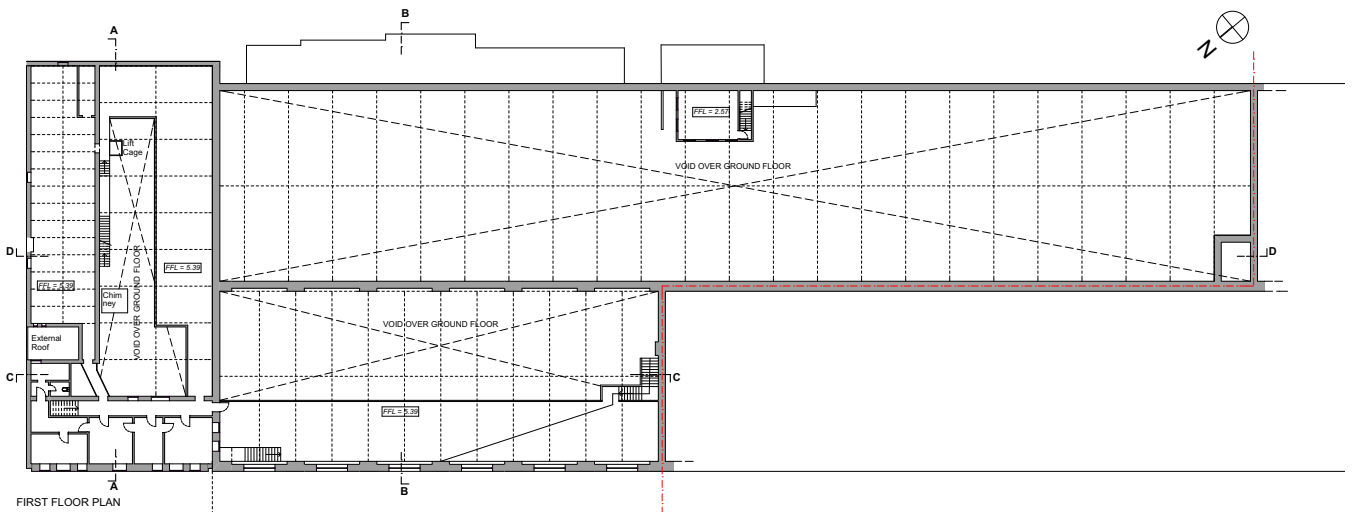
Total: 46,354 sq ft (4,307.93 sq m)



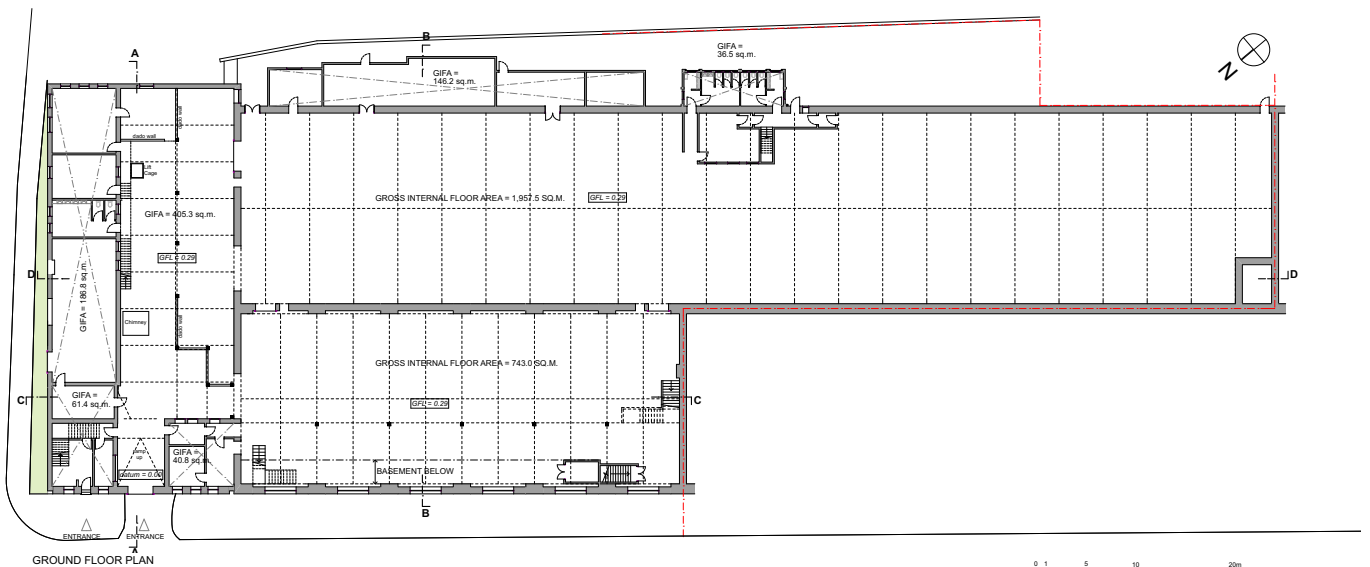


NORTH-WEST ELEVATION

cover to be replaced on hand-hole access



FIRST FLOOR PLAN



GROUND FLOOR PLAN

0 5 10 20m



Price / Terms

Offers over £2,200,000 exclusive of VAT are invited.

Our client may consider a new long lease of the subjects. For details on rent please contact the agent.

Planning / Use

Planning application - 20/00580/LBA 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 Cafe, change cooking methods and incorporate proposed changes to external elevations

Business Rates

Rateable Value: £96,500
Payable: £49,215 approx.

EPC

Available upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

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.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. June 2023