

1 BRAIDCRAFT PLACE, POLLOK, GLASGOW, G53 5EU



WELL POSITIONED ADJACENT TO SILVERBURN



- Stand Alone Building
- 2 Storey Unit
- Accessible At Each Floor
- Well Presented
- 3,267sq ft
- Rent: £30,000p.a

LOCATION

Pollok is a densely populated residential housing estate located in the south west periphery of Glasgow approximately 4 miles from the City Centre.

The area is easily accessible via the nearby M77 motorway and the adjacent Silverburn Shopping Centre provides shopping, leisure and other amenities including health centre, leisure centre and library.

The subject property is located in a prominent, highly visible roadside location close to the junction of Brockburn Road and the main roundabout providing access to Silverburn, M77 and connecting other residential areas of Crookston and Nitshill, Mosspark and Cardonald

PROPERTY

The subjects comprise a former bank branch of traditional brick construction comprising an open plan former banking hall at ground floor and staff facilities and ancillary storage space at basement level.

The property benefits from an attractive glazed frontage and entrance with some external space at basement level and there are 2-3 car parking spaces immediately outside the property.

NAV/RV
£28,750

AREA
Ground: 167.5sqm (1,804sq ft)
Bsm: 136sqm (1,463sq ft)

Total: 303.5sqm (3,267sq ft)

PRICE

The property is available on a new full repairing and insuring head lease for a negotiable term for £30,000p.a

V.A.T

Figures quoted exclusive of V.A.T





LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

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PROPERTY MISDESCRIPTIONS ACT 1991: 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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.