

McNicol

PROPERTY CONSULTANTS

FOR SALE

OFFICES / CONFERENCE CENTRE

FORMER SCHOOL BUILDING



THE ALBANY CENTRE, 44 ASHLEY STREET, WOODLANDS. GLASGOW G3 6DS.

- Substantial Former School Building • Category B Listed
- Extends to approx. 1,396.93 sq m (15,031 sq ft) • Secure Car Park
- Currently utilised as mixture of Offices & Training / Conference Centre
- Suitable for Alternative Uses • 5 Minute Walk to St. George's Cross Underground Station

Location

Glasgow is Scotland's largest city, with a population in excess of 600,000. The city is well served by rail and vehicular links, with 2 mainline train stations and motorway links to the rest of Scotland via the M8/80 and M73/74.

The subjects are located upon Ashley Street within the Woodlands area of Glasgow to the west of the City Centre. The former school building was built in 1875 and designed by H & D Barclay architects and originally housed the Albany Academy. Whilst this area was originally a residential area, there were a number of properties converted to office use over the years but now these last remaining offices are being converted back to residential use. The property is Category 'B' Listed and located within the Woodlands Conservation Area. Ashley Street is located to the West of Glasgow City Centre and on the southern side of Great Western Road.

The property is well located for all amenities offered within Glasgow's west end and also offer good means of access to main road networks with Great Western Road and Junction 18 of M8 Motorway a short distance away. St. George's Cross underground station is only a 5 minute walk from the property.

Description

The subjects comprise a Category "B" Listed former school building now used as a learning and conference centre arranged over basement, ground, mezzanine, first floor and attic. The building is constructed of blonde ashlar sandstone and is estimated to be approximately 149 years old. After lying unused for many years the former Woodside Public School was refurbished in 1999 and opened as a Gaelic Primary School in April 2000. The Gaelic Primary School vacated the premises in 2006 and is now occupied by the GCVS Learning and Conference Centre. The building occupies a corner site with Grant Street and Carnarvon Street. A hard landscaped area is present to the front and south of the site with cycle parking / storage accessed from Ashley Street and private car parking accessed from Carnarvon Street.

The property would be suitable for a number of alternative uses. The property could be converted to multiple dwellings subject to planning consent. The property benefits from high ceilings, decorative corning, large windows and spacious entrance halls. These features make the opportunity to convert the property to residential use an appealing proposition. To the front and side there is private car parking which can accommodate up to 14 cars.

Accommodation

The accommodation comprises of the following (Gross Internal Area)

The Albany Centre

Attic	2,055 sq ft
First Floor	4,325 sq ft
Mezzanine Floor	1,603 sq ft

Ground Floor	6,585 sq ft
Basement	463 sq ft
TOTAL	15,031 sq ft

Planning

Glasgow City Council Planning Department have indicated that a conversion to residential use would be supported in principle. Further Pre-App guidance from Glasgow City Council Planning Department is available on request. However, any purchaser must make their own enquiries into this with Glasgow City Council.

Terms

Our client is seeking to sell the property with the benefit of vacant possession for a price to be agreed. Preference for unconditional offers. Full details available on application.

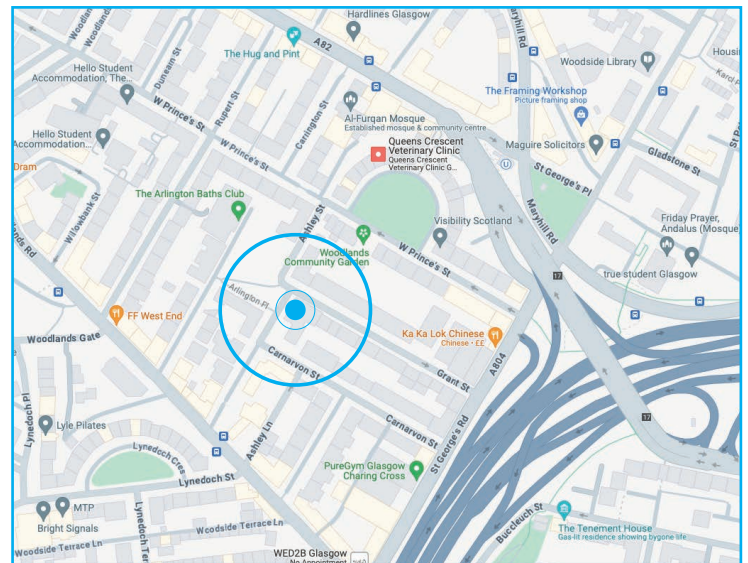
Rating

The subjects are entered on the Scottish Assessors website as follows :

Rateable Value: £47,250

Legal Costs

Each party will bear their own legal costs in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.



Viewing And Further Information

Please contact the Sole Agent:



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