



Stand Alone Office Building
With Development Potential

FOR SALE

342 ALBERT DRIVE, GLASGOW, G41 5PG

PROPERTY SUMMARY

- Rare opportunity to Purchase
- Conversion / Redevelopment Potential (Subject to securing necessary consents)
- Corner plot
- Approximately 0.45 ac.
- Within the affluent Maxwell Park area
- No VAT on purchase
- Price - Offers Over £550,000

Ryden

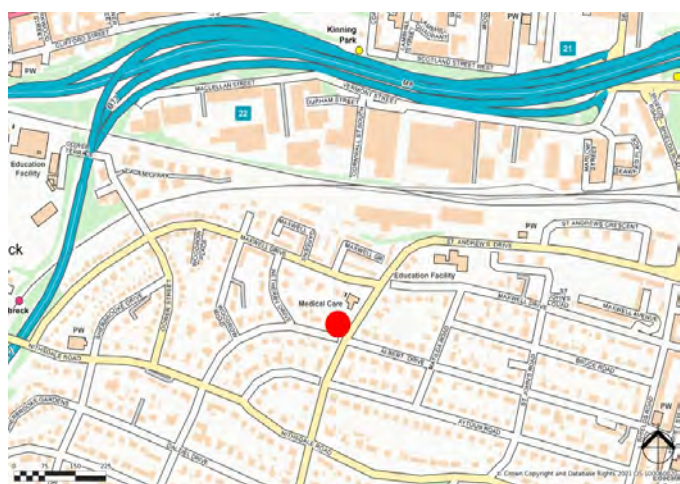
**GRAHAM
SIBBALD**

Location

The subject property enjoys a prominent location situated in the heart of the Pollokshields area of Glasgow on the corner of Albert Drive and St Andrews Drive.

The property is surrounded predominantly by residential properties alongside a variety of different commercial uses.

The subjects are in close proximity to a number of local train stations, Glasgow's underground network and access to the M8, M74 & M77 whilst the city centre is within a 5 minute drive from the subjects.



Description

The subjects comprise a standalone, 2 storey sandstone villa with a modern extension to the rear, currently used as office premises.

Internally the traditional part of the building comprises a number of cellular rooms providing a specification including carpet covered timber flooring, plaster ceilings (some with ornate cornices) with modern light fittings and heating via gas central heating system.

Male and female toilets are housed on the 1st floor and a large kitchen facility is located in the ground floor. The modern extension was built over two phases and provides a variety of finishes including carpet covered raised access flooring, a suspended ceiling with recessed light fittings (inc LED's) and air conditioning. Further toilets are provided in the link corridor between the both parts of the subjects. The subjects are set within a mature landscaped environment and benefit from a large car park capable of accommodating at least 10 cars.



Planning

The property is suitable for ongoing office use or conversion to a variety of alternative uses including residential conversion/ additional development.

The subjects sit within the West Pollokshields Conservation Area and any interested parties should make their own investigations with Glasgow City Council regarding any proposed change of use.

EPC

The subjects have an EPC rating of E.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £38,000 (April 2023).

Accommodation

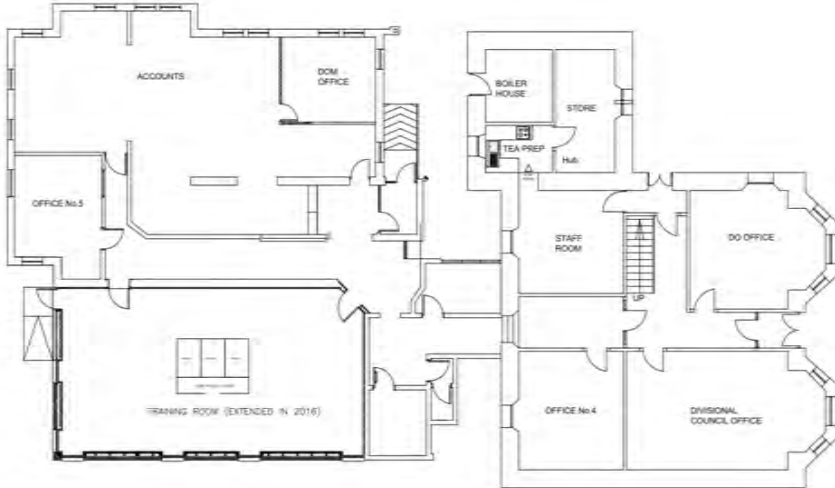
The net internal office areas:

1st Floor	1,055 Sq.Ft.	98.01 Sq. M
Ground Floor	1,301 Sq.Ft.	120.98 Sq. M
Ground Extension	2,373 Sq.Ft.	220.49 Sq.M
TOTAL	4,730 Sq.Ft.	439.39 Sq.M

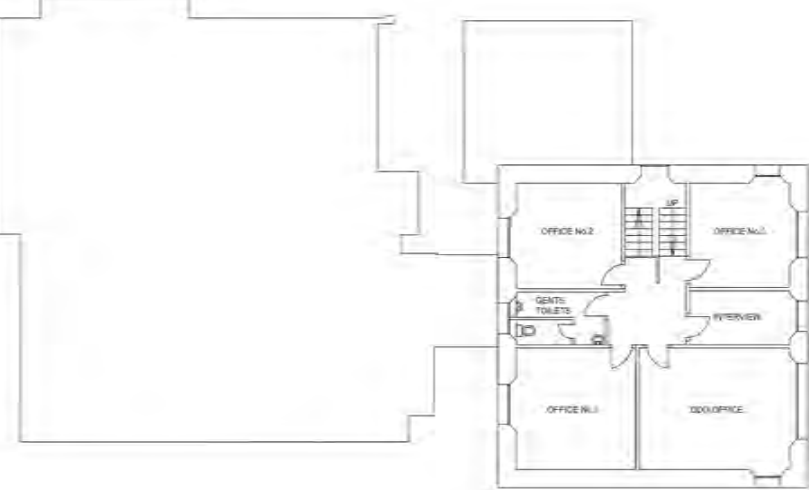
*Measurements taken on a Net Internal Area basis per RICS Code of Measuring Practice (6th edition).



GROUND FLOOR



FIRST FLOOR



Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing purchaser being responsible for any LBTT, Recording Dues and VAT applicable.

VAT

We note that the subjects are not elected for VAT and therefore VAT will not be payable upon any purchase price.

Offers

Formal offers will be invited for the subjects in the form of a closing date. All parties will be notified of the proposed closing date.

Offers over **£550,000** are sought for our clients outright interest.

Viewings & Further Information

All viewings are strictly by arrangement with Graham + Sibbald & Ryden. To arrange a viewing, or for more information, please contact the joint letting agents.



Mark Gillies
0778 729 1149
mark.gillies@g-s.co.uk

Tom Conway
07810 544 912
tom.conway@g-s.co.uk



Tim Jacobsen
0778 718 2241
tim.jacobsen@ryden.co.uk

Scott Farquharson
0738 454 3094
scott.farquharson@ryden.co.uk

Important Notice

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. Graham + Sibbald or Ryden have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. Graham + Sibbald and Ryden are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.
Date April 2024