

AUCTION DATE
18TH APRIL 2024 AT 2:30PM

ONLINE AUCTION

- > NIA:- 280.35 SQ M (3,081 SQ FT)
- > LOCATED A SHORT DISTANCE FROM THE CITY CENTRE
- > EXCELLENT CONNECTIVITY
- > 7 CAR PARKING SPACES
- > CLOSE PROXIMITY TO THE BUCHANAN WHARF DEVELOPMENT
- > **GUIDE PRICE : £180,000 PLUS VAT**

FOR SALE

UNIT 2, THE PIAZZA, 95 MORRISON STREET, GLASGOW, G5 8BE

CONTACT: Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk 0141 331 2807 - 07720 466 035 www.shepherd.co.uk/commercial-auctions

LOCATION

The subjects are situated on the southern side of Morrison Street, Carnoustie Street and Dalintober Street in the Tradeston area of Glasgow.

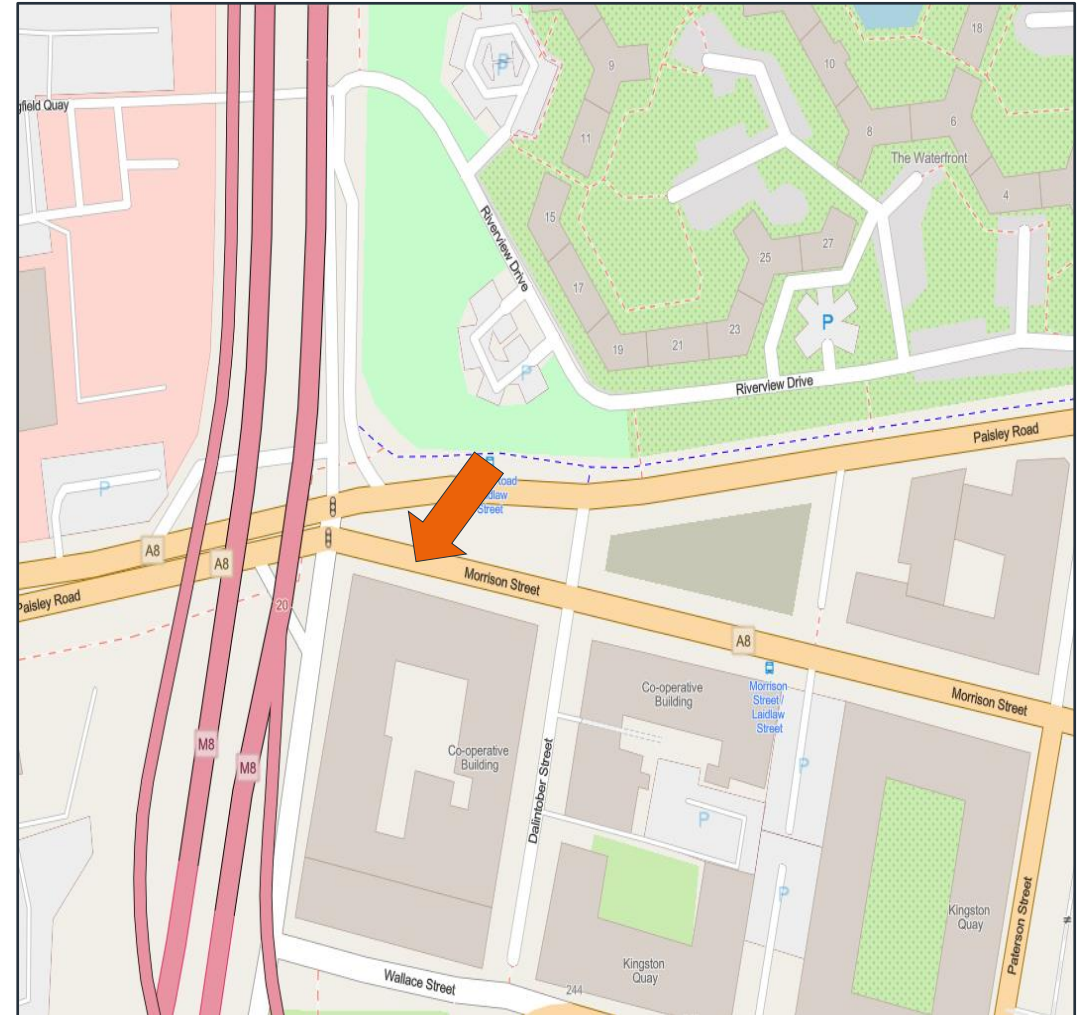
Tradeston is located to the south of the River Clyde and has recently undergone major regeneration via the Buchanan Wharf development.

The subjects are well located with good access to the M8 Motorway and M74 and benefits from easily accessible public transport links on West Street, with Bridge Street and Shields Road underground within close proximity.

The property lies some 2.9 miles from Glasgow City Centre, with average walking times of around approx. 30 minutes. The area benefits from a variety of transport links including nearby Central Station, Bridge Street Subway Station and a variety of bus links.

'The Quay' is located approx. 0.2 miles (5 mins walk) from the property and provides a variety of leisure activities including restaurants, bars, bowling, and cinema, etc.

Buchanan Wharf, a large-scale development offering multiple residential and leisure facilities as well as the new HQ Campus for Barclays Bank is located a short distance to the north of the subjects. This ground-breaking development in the local area has sparked a series of inward investments which has increased the profile and activated over a quarter mile of riverside investment.



DESCRIPTION

The property comprises a ground floor commercial office, forming part of a larger 4 storey building which was known as the "Co-operative Building" which provides commercial units on ground floor and residential flats on the upper floors. The building is Category B Listed and incorporates a central courtyard in which all commercial units can be accessed.

The subjects are entered via dual double glazed entrance doors, there is then a drop down in floor level by 2 steps/ramp into the reception area installed to provide disabled access to the general office area.

Internally, the office is generally of a high standard following a series of repair and refurbishment works. Light stud partition walls form a number of cellular offices with a large open plan space also present towards the rear of the premises.

Male and female toilet facilities are located to the rear of the property as well as kitchen, staff room and a large storage facilities.

There are 7 car parking spaces included with the subject property which are located to the rear, of the building. Metered on-street parking is also available directly outside the building.

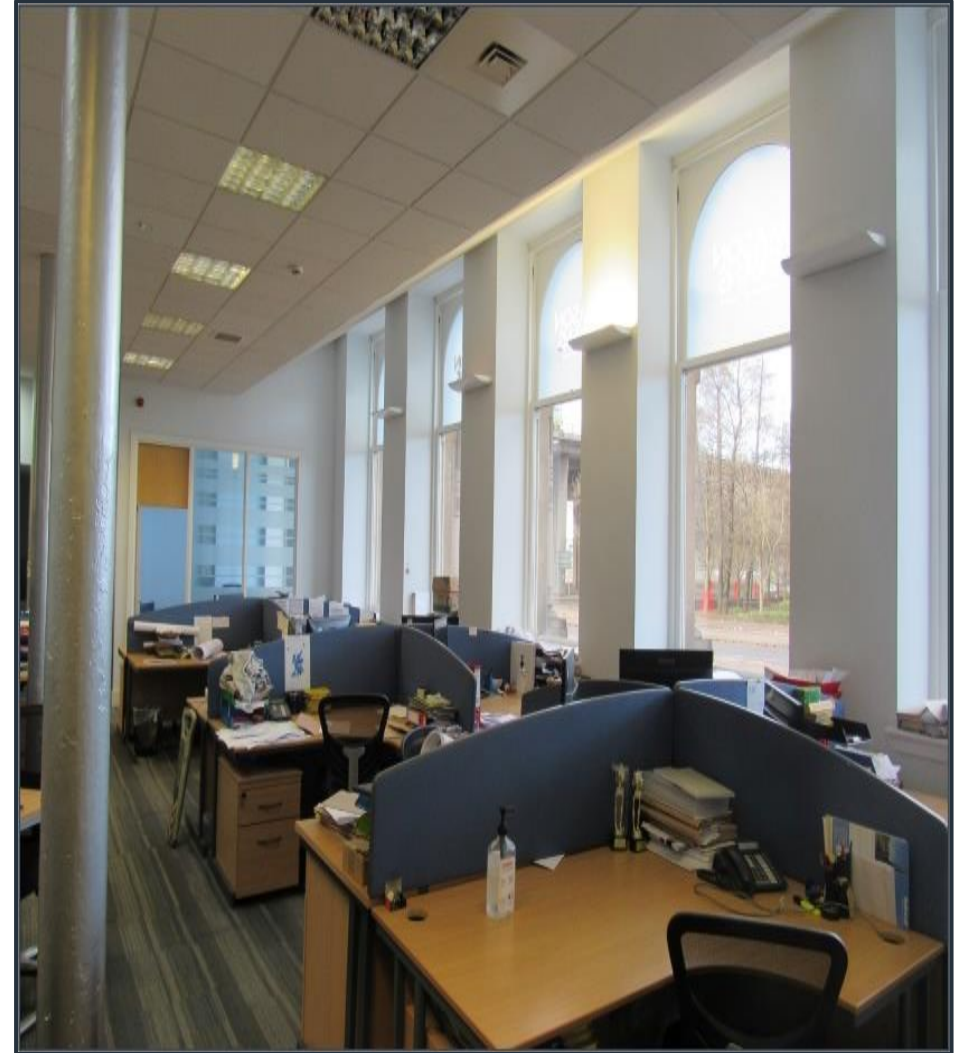
RATING

The subjects are currently entered in the current valuation roll at £33,250. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

SERVICE CHARGE

A service charge exists in respect of the common parts of the building. The service charge for the 2022/2023 is £9,657.45. This is subject to annual review.



ACCOMMODATION

The below floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice:

ACCOMMODATION	SQM	SQFT
GROUND FLOOR	280.35	3,081
TOTAL	280.35	3,081

PLANNING

We understand that the property has Planning Consent for its existing use however, it may be suitable for a variety of different uses subject to obtaining the appropriate consents. It will be incumbent upon any interested party to satisfy themselves in this respect.

EPC

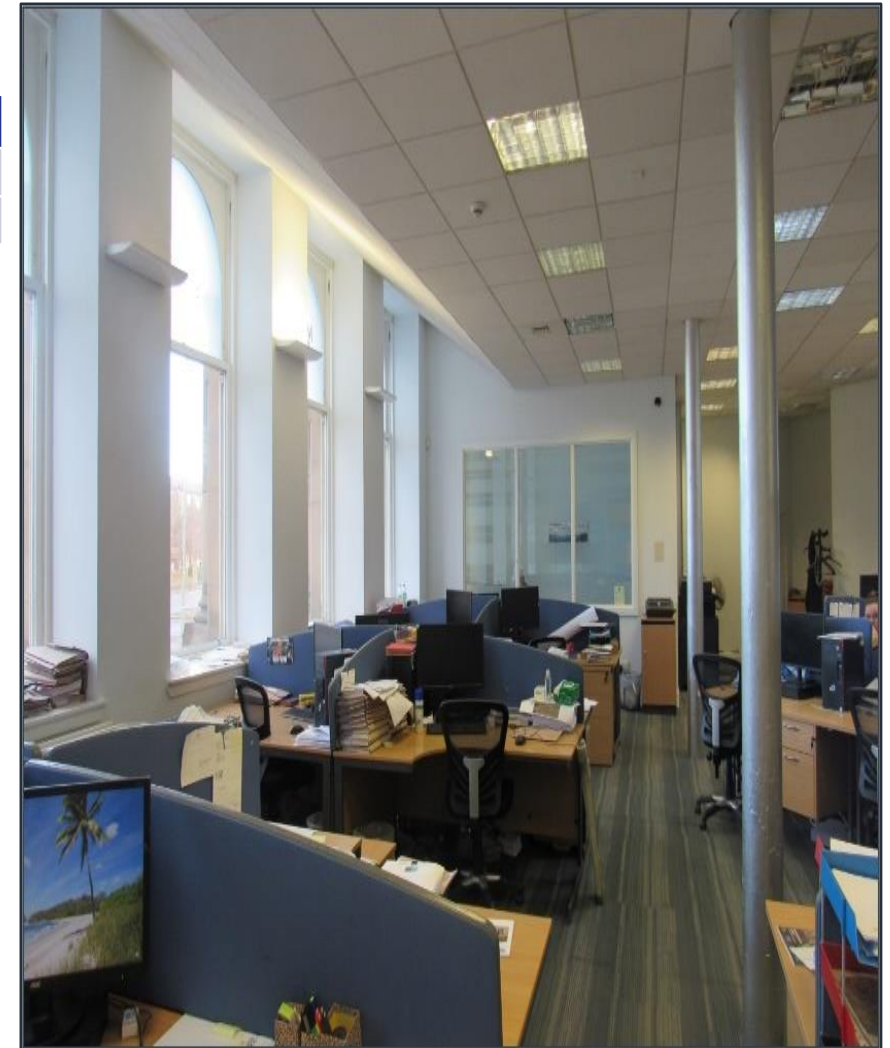
A copy of the energy performance certificate can be provided to interested parties upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction. The tenant will be responsible for any tax and recording fees in the normal manner.

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.



AUCTION DATE

The auction will be held on **18th April 2024 at 2.30pm** and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

VAT

The property is elected for VAT

GUIDE PRICE

The heritable interest is for sale at a guide price of **£180,000 plus VAT.**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

LEGAL PACK

The legal pack is available to view online.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

CONTACT DETAILS

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: APRIL 2024**