

# To Let - Office/Showroom



Unit 1/1A

## To Let - Office/Showroom

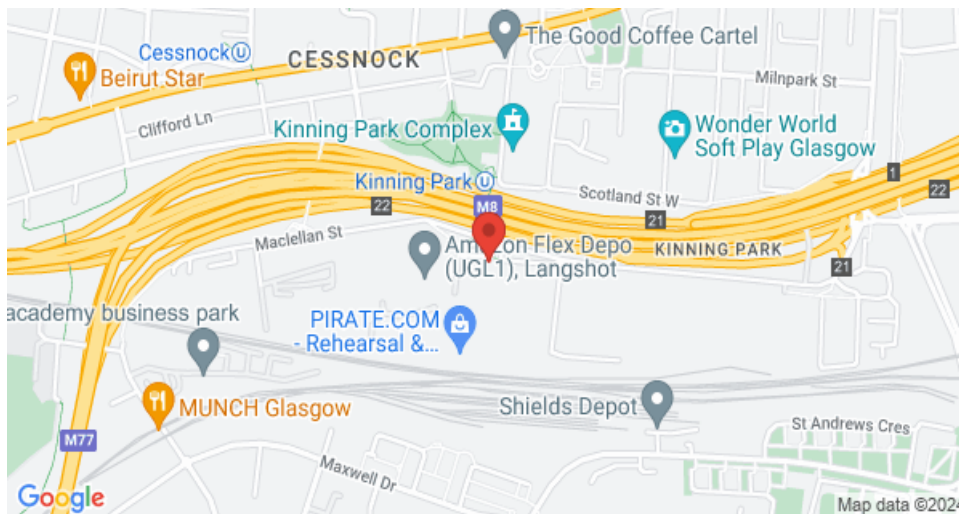
120 Cornwall Street South | Glasgow G41 1AF

£15,000

# To Let - Office/Showroom

## SUMMARY

- Refurbished self-contained unit
- Excellent location for access to motorway network
- Unit in “walk-in” condition
- Flexible lease terms available



## LOCATION/SITUATION

Glasgow is the largest city in Scotland, the commercial and industrial capital of the country and the administrative centre for the West of Scotland. The city has an urban population of approximately 625,000 people and a catchment population of over 2.8 million people within a 40 minute drive, making Glasgow the third largest urban centre in the UK.

The subjects are located within the Kinning Park area of Glasgow and are only 5 minutes' drive from Glasgow City Centre. The building is situated on the west side of Cornwall Street South and the surrounding area is a mixed commercial location with Claremont Business Centre directly opposite the subjects and a variety of light industrial occupiers nearby including Trespass, Plumb Centre and Orb International.

The location is very accessible to the M8, M74 and M77 Motorways linking throughout Central Scotland and beyond, with motorway junctions only 2 minutes' drive from the building. Kinning Park subway station is accessed via a footbridge located 200m from the building and Shields Road underground station, offering Park and Ride facilities is only a short walk away.

# To Let - Office/Showroom

## DESCRIPTION

The subjects comprise a self-contained ground floor unit within a substantial 4 storey building. The upper floors are used as offices and are occupied by various NHS departments. There is free on-street parking on Cornwall Street South.

### Unit 1/1A

Formerly used a distribution depot, the property has direct access from Cornwall Street with additional pedestrian access through Clutha House. The front of the property has double doors allowing vehicular access, with internal electric steel roller shutter for security.

Internally the accommodation comprises a series of office/storerooms, with kitchen and toilets. There is gas central heating and fluorescent light throughout. The property has been refurbished and redecorated with new carpets.



## ACCOMMODATION

We calculate the property to have the following gross internal floor areas:-

Unit 1/1A	170.01sq m (1,830sq ft)
-----------	-------------------------

## SERVICE CHARGE & RATEABLE VALUE

### Service Charge

The approximate annual service charge for the property is approx. £5,000pa excluding utilities. The cost of gas & electricity will be charged at £500 per month.

### Rateable Value

We understand the property has a current Rateable Value of £16,200.

# To Let - Office/Showroom



## SERVICE CHARGE & RATEABLE VALUE

### Service Charge

The approximate annual service charge for the property is approx. £5,000pa excluding utilities. The cost of gas & electricity will be charged at £500 per month.

### Rateable Value

The properties will have to re-assessed for Rating Purposes, as they were originally part of a larger assessment.

## VAT & LEGAL COSTS

### VAT

The property has been elected for VAT and therefore VAT will be payable on rent.

### LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for Land & Buildings Transaction Tax and Registration dues.

## VIEWING AND FURTHER INFORMATION

### For Viewing & Further Information Contact:

*Graham Waddell*

[graham@johnstonwaddell.co.uk](mailto:graham@johnstonwaddell.co.uk) +44 (0) 7967 360565

# To Let - Office/Showroom

## **SUBJECT TO CONTRACT & EXCLUSIVE OF VAT**

### **Misrepresentation Act 1967**

Johnston Waddell for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. 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 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.
3. No person in the employment of Johnston Waddell has any authority to make or give any representation or warranty whatever in relation to this property.
4. All maps are for identification purposes only and should not be relied upon for accuracy.
5. Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

### **Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

### **Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

### **Concerning the Properties listed and/or appearing on the Site:**

1. Under no circumstances shall we be liable to you for any direct, indirect, consequential, incidental or special damages arising out of your purchase or lease of any Properties on the Site.
2. Under no circumstances shall we be liable for any errors or incompleteness of the information relating to any Property listed on this Site or if any Property has been withdrawn from sale or lease nor shall we be responsible for any inaccurate dimensions of any Properties or price listed.
3. Our website service permits you to enquire about and to purchase or lease Properties appearing on or listed on this Site. Such enquiries, purchase or leasing can only be made and permitted strictly subject to the terms and conditions set out below.
4. We do not accept responsibility or liability for the completeness or accuracy of information appearing on this Site which is provided by the Vendors or Lessors of the Property concerned who are solely responsible for such information.
5. Whilst we believe that the Properties listed are available for purchase or lease we make no guarantee that this is the case or that they have not been withdrawn by the Vendor or Lessor of the same. All Properties appearing or listed on the Site are subject to changes, errors or omissions. We have not verified the accuracy of the information relating to the Properties or any dimensions which have been given by the Vendors or Lessors.
6. All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.