

RAPLEYS

FOR SALE/MAY LET Motor Dealership/ Development Opportunity

rapleys.com
0370 777 6292

20 Kennedy Street, Glasgow G4 0EB

CONTACT **Peter Nicholas**
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Peter Paphitis
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Purpose built motor dealership

Prominently located close to city centre and overlooking the M8 motorway

Extensive parking for 250 vehicles

1,225.70 sq m on 1.23 hectares
(13,193 sq ft on 3.03 acres)

Suitable for a variety of alternative uses, subject to obtaining the necessary consents

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Location

The property benefits from a very prominent frontage overlooking the M8 motorway at Junction 15, approximately 1 mile northeast of Glasgow city centre, within the Townhead area.

The immediate vicinity is characterised by a mix of commercial property and residential housing, to include recent student flat developments.

The University of Strathclyde is located just to the south, whilst the Glasgow Caledonian University is to the west.

The **Powerleague** football complex is directly adjacent, whilst close by dealership representation includes **Douglas Park BMW**, **Henry's Skoda** and **Mercedes Benz** of Glasgow.

The property represents a rare opportunity to secure a high profile position within the city.



Description

The property comprises a purpose built motor dealership facility, internally arranged to provide showroom, office, workshop, bodyshop and parts storage, together with first floor office and additional storage.

The showroom benefits from extensive full height glazing and can accommodate 7 vehicles, whilst the workshop is split for vehicle repair and bodyshop facilities.

Externally, the site is predominantly laid to tarmac and provides display parking for 200 vehicles with additional parking for a further 50 vehicles, some of which are within a secure compound.

The building offers scope for alternative uses, subject to planning.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	282.33	3,039
Office and ancillary	241.20	2,596
Workshop	326.59	3,515
Bodyshop	203.58	2,191
Parts store	37.20	400

First Floor

Office and stores	134.81	1,451
Total	1,225.70	13,193

	Hectare	Acre
Total Site Area	1.23	3.03

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Energy Performance

Energy Performance Asset Rating: B.

Rating

We are advised that the Rateable Value for the property is £145,000 and the UBR for 2019/20 is 51.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.saa.gov.uk/.

Planning

The property currently has consent for motor dealership use. Offers for alternative uses may be considered. In the first instance, interested parties should contact Glasgow City Council.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Tenure

Heritable (Freehold).

Terms

Offers are invited for the heritable interest. Consideration may also be given to a leasehold offer.

Viewing

Strictly by appointment with the sole agents.



RAPLEYS

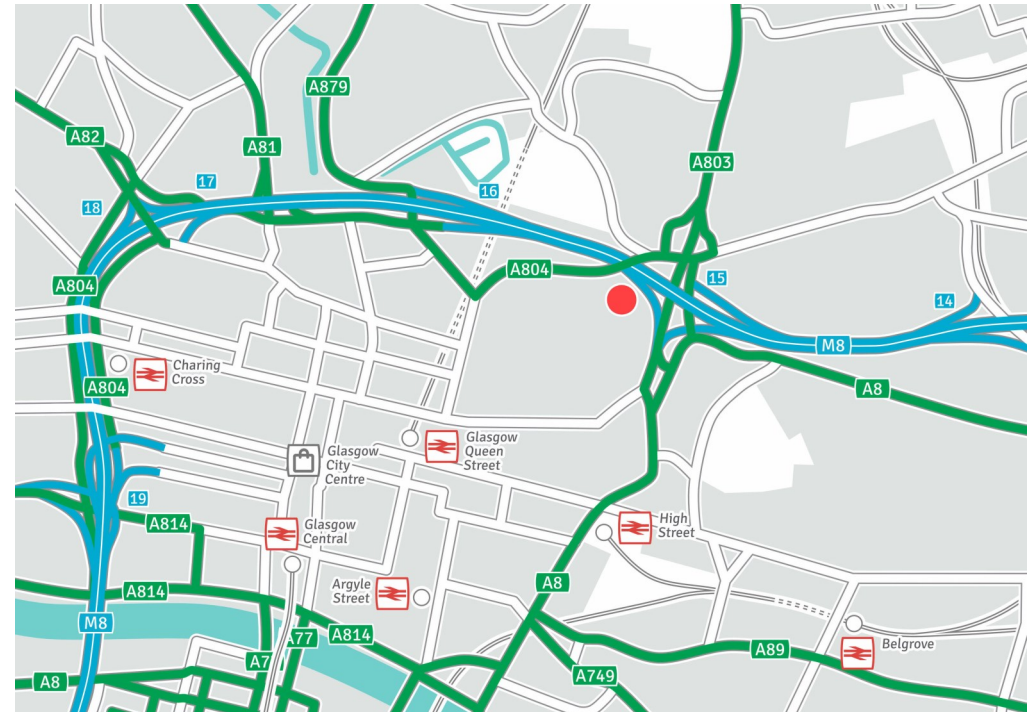
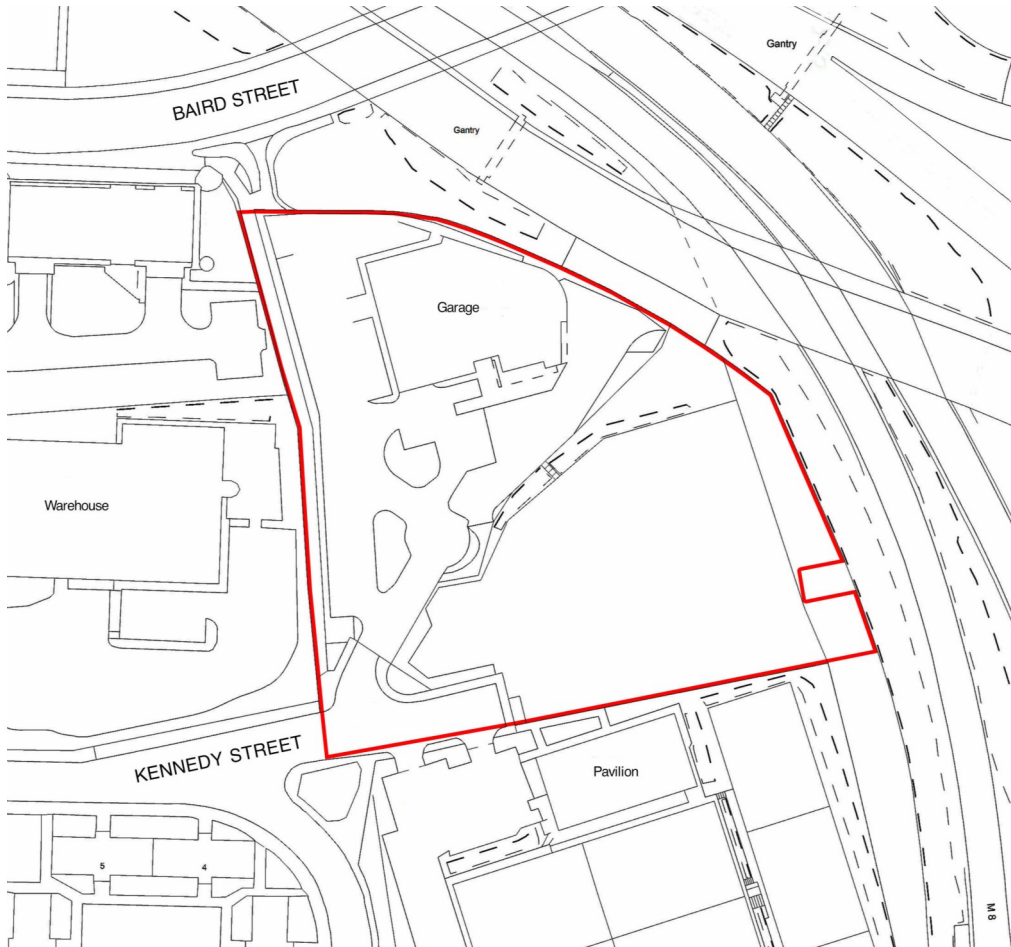
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