

RAPLEYS

FOR SALE/MAY LET Motor Dealership

rapleys.com
0370 777 6292

900 Kennishead Road, Darnley,
Glasgow G53 7RA

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com



Established Autopark location

Adjacent occupiers include
Land Rover, Nissan and Ford
dealerships

1,226 sq m on 0.92 hectare
(13,205 sq ft on 2.27 acres)

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

FOR SALE/MAY LET

Motor Dealership

rapleys.com
0370 777 6292

900 Kennishead Road, Darnley,
Glasgow G53 7RA

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com

Location

The property is prominently located on Kennishead Road, just off the A762 Nitshill Road in the Darnley suburb of Glasgow. The site has easy access to Junction 3 of the M77 which in turn provides direct access to Glasgow City Centre, approximately 7 miles to the north.

The A762 is the main trunk route between Paisley and East Kilbride.

The premises forms part of a wider Autopark where Taggarts **Land Rover**, Macklin Motors **Nissan** and **Ford** all occupy modern facilities.

The wider surrounding area is mixed in character to include residential housing and commercial premises, together with **B&M**, **Matalan** and a **Lidl** supermarket to the north. A small retail park located 0.25 mile to the south is home to a **Sainsbury's** supermarket and **B&Q** warehouse, as well as **McDonalds**, **KFC** and **Costa** drive-thru restaurants.

Description

The property comprises a modern motor dealership facility at the northern end of the Autopark. Shared access with the Ford dealership leads to an extensive forecourt directly overlooking Kennishead Road.

The dealership is fitted to a high specification and arranged to provide a substantial showroom, capable of accommodating 6-7 vehicles, together with 2 workshops and ancillary accommodation.

Furthermore, there is a detached valeting bay to the rear of the site.

The demise includes a separate egress to the northwest corner for delivery of vehicles, with a mutual right of way shared with other occupiers shown hatched green on the attached plan.

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



FOR SALE/MAY LET

Motor Dealership

rapleys.com
0370 777 6292

900 Kennishead Road, Darnley,
Glasgow G53 7RA

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	296.18	3,188
Offices	97.83	1,053
Ancillary	22.52	242
Workshop 1	353.55	3,806
Workshop ancillary	63.90	688
Parts store	56.57	609
Workshop 2	114.64	1,234
First floor stores	97.96	1,054
Detached valeting building	123.61	1,331
Total	1,226.77	13,205
	Hectare	Acre
Total Site Area	0.92	2.27
Used car display	58 spaces	
Customer parking	10 spaces	
Other parking	67 spaces	
Total Parking	135 spaces	

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.

Tenure

Heritable (Freehold) – area edged red on the plan.

Long leasehold – area edged blue on the plan, which is held on a 99-year lease from 30 June 2003 at a peppercorn rent.



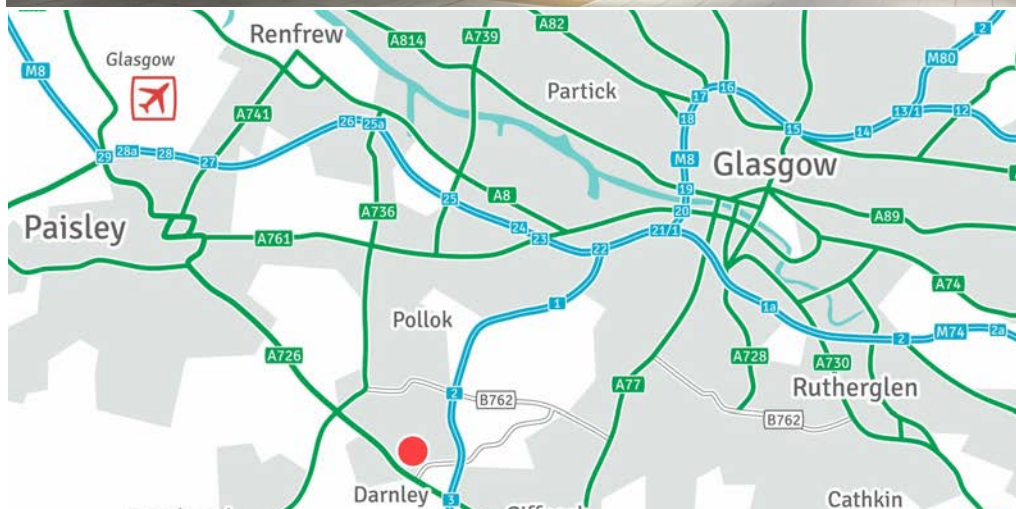
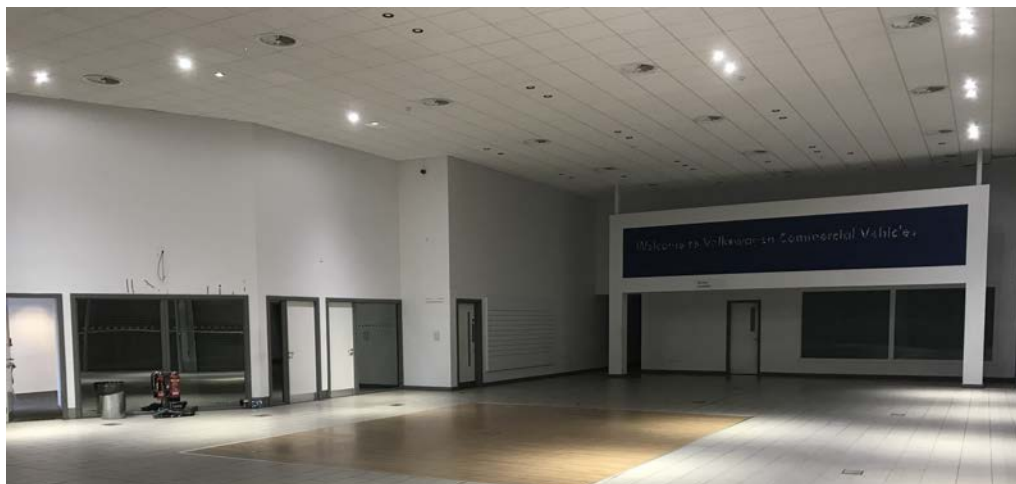
FOR SALE/MAY LET Motor Dealership

rapleys.com
0370 777 6292

900 Kennishead Road, Darnley,
Glasgow G53 7RA

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com

Peter Paphitis
07917 674909 | peter.paphitis@rapleys.com



Rating

We are advised that the Rateable Value for the property is £162,000 and the UBR for 2019/20 is 52p 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 <https://www.saa.gov.uk/>.

Energy Performance

Energy Performance Asset Rating: C.
The valet building has a separate rating of G.

Terms

Offers are invited for the heritable interest. The land edged blue will be simultaneously assigned to the purchaser on completion.

Consideration may also be given to a leasehold offer.

VAT

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

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in February 2020.