



Showroom / Storage / Office

434 Polmadie Road, Toryglen, Glasgow G42 0PH

Location

The subjects are located on the west side of Polmadie Road, close to the Polmadie Road / Aikenhead Road junction within the Polmadie area of Glasgow, lying some 3.5 miles south of the city centre. Only 2 minutes drive from junction 1A of the M74, the unit has great transport link to the M8, M77 and beyond. Within the immediate area, Cross Hill, Queens Park and Mount Florida train stations are all within walking distance.

Surrounding occupiers include Onward Garage Services TL Hay Metals, Gulf Petrol Filling Station & Spar to the rear, United Wholesale, Viridor and Glasgow Recycling & Renewable Energy Centre.

Description

The subjects comprise a single storey brick built property under a flat roof and is suitable for a variety of uses. A shared parking / loading area is to the front of the property and access is from a raised entrance. A separate store is also accessed at the entrance.

Internally the premises comprise an open plan store / showroom with a small office and toilet to the front. There is a door to the rear providing access to a shared storage area.

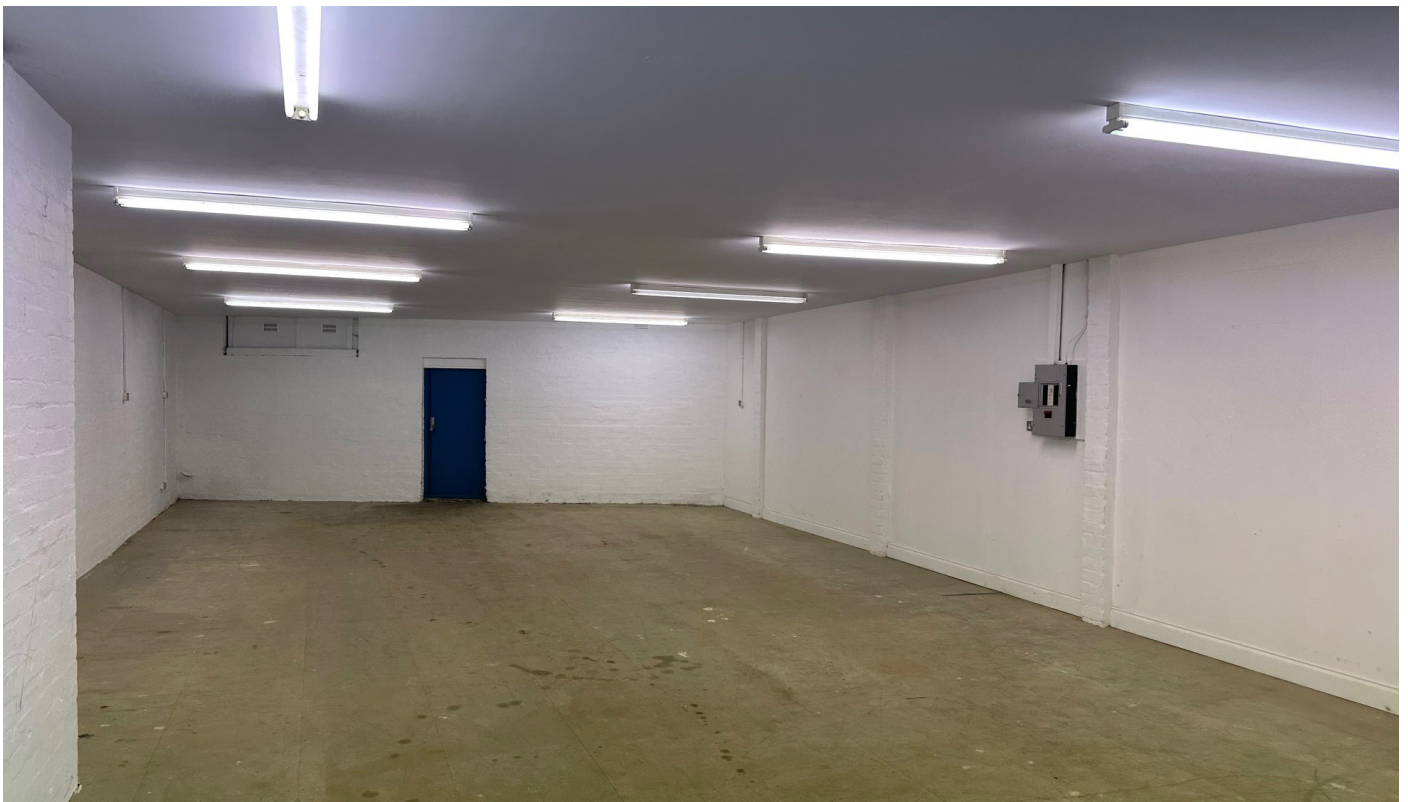
Floor Area

Gross internal Area: 1,363 sq.ft (126.67 sq.m)

Rent / Terms

£12,000 per annum, exclusive of VAT.

The lease is offered on full repairing and insuring terms for a period to be agreed.





Business Rates

RV: £7,000
Payable: £3,486

The unit benefits from 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at South Lanarkshire Council.

Service Charges

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the buildings insurance premium.

Energy Performance Certificate

Upon request.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

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.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2025