



## Established Gym / Fitness Suite

2nd & 3rd Floors, 109 French Street, Dalmarnock, Glasgow G40 4EH

### Location

The subjects are located on the north side of French Street, at its junction with Dora Street, within the Dalmarnock area of Glasgow, lying some 2.5 miles east of the city centre.

The Dalmarnock area continues to benefit from the legacy of the 2014 Commonwealth Games, which has undergone a remarkable residential led transformation from a heavy industrial past to a modern vibrant community. The major regeneration projects have included the M74 extension providing excellent access to the motorway network, the Clyde Gateway Route which connects the M74 and M8 locally and the new Dalmarnock Train Station further enhancing the connectivity and status of the location.

Nearby attractions include Glasgow Green, West Brewery, world class sporting facilities provided by the Emirates Arena, Sir Chris Hoy Velodrome, Celtic Park and the Tollcross International Swimming Centre. The Forge Shopping Centre and Retail Parks serve the area, together with local retailing provisions and amenities a short walk away in the nearby Bridgeton area. Surrounding occupiers include the Glasgow HQ for Police Scotland, Strange Field and Utopi.

Junction 1A of the M74 is a short drive from the subjects and the new Dalmarnock Train Station is a short walk. There is ample car parking locally.

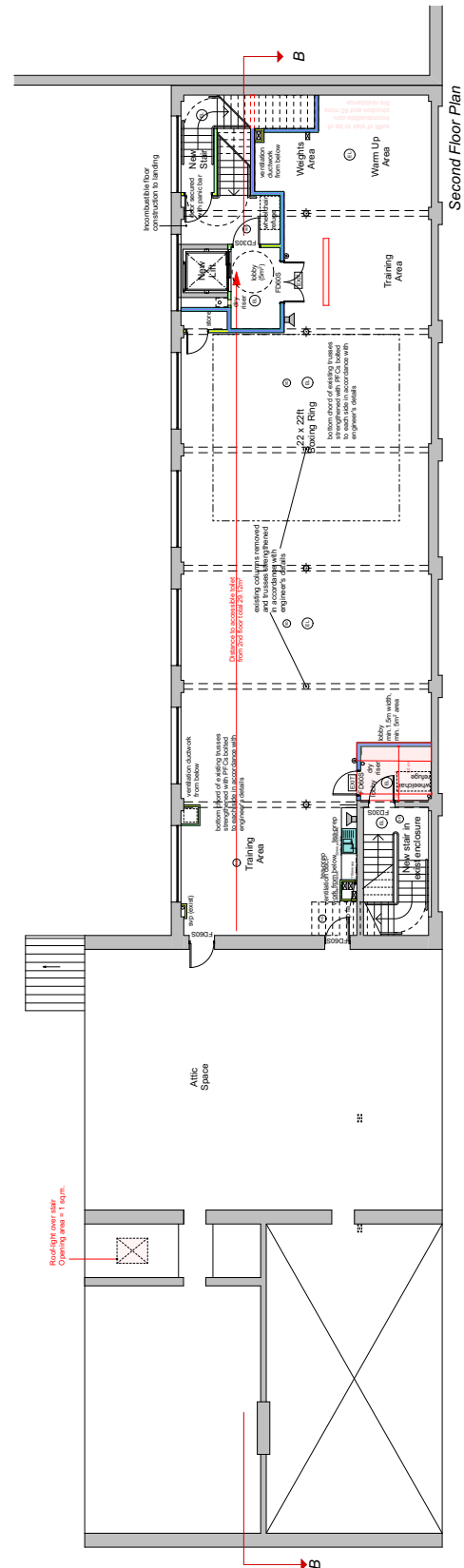
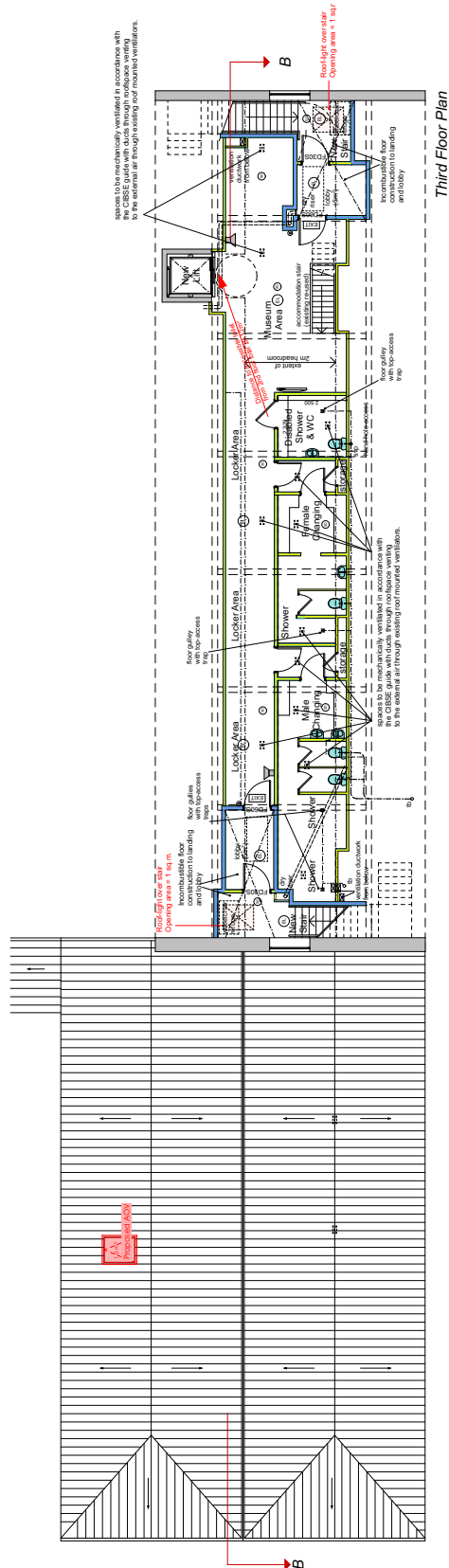


LapsleyMcManus  
Property Consultants

[www.lapsleymcmanus.com](http://www.lapsleymcmanus.com)



For further information please call today 0141 556 1222





## Description

The subjects comprise a Category B Listed converted former textile factory, which was the former Barrowfield Weaving Factory built in the late 1880s, and is a three storey brick built property under a new Kingspan insulated pitched and profile sheet clad roof. Brand new windows have been installed.

Access to the premises is taken from a shared glazed frontage positioned on French Street and set behind security shutters. Stairs and a passenger lift provide access to the upper floors. The 2nd floor comprises an open plan gym / fitness studio with a sauna and storage. The 3rd floor provides additional gym space together with male and female changing facilities with showers. The premises have a traditional gym timber floor finish across the 2nd floor, new LED lighting shall be installed throughout.

Highlights include:

- Established boxing club venue
- Significant housing development locally
- New windows throughout
- Lift access to floors
- Male & female changing facilities / shower areas

## Floor Areas

We calculate the premises to have the undernoted gross internal areas:-

2nd Floor:	2,907 sq ft
3rd Floor:	2,464 sq ft
<b>Total:</b>	<b>5,371 sq ft</b>

## Terms / Rent

£45,000 per annum, exclusive of VAT.

The premises are offered on a new FRI lease on a long term basis.

## Business Rates

RV:	£13,900
Payable:	c. £16,950
After Discount:	£3,288

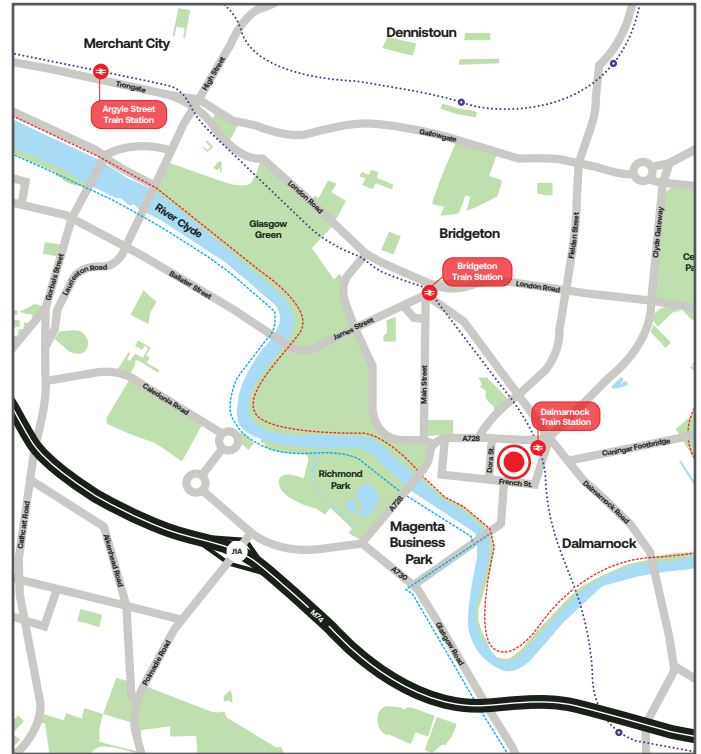
At this level, the premises the premises qualify for a 52.50% discount under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Glasgow City Council.

## Service Charge

The tenant shall pay a share of the upkeep of the buildings common parts.

## Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.



## Energy Performance Certificate

Upon request.

## 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