

# FOR SALE

## EXCELLENT SHOP/CAFÉ UNIT

48 WOODLANDS ROAD,  
GLASGOW, G3 6UR



- Excellent opportunity to acquire a property in Glasgow City Centre
- Prominent corner unit arranged over ground and basement floors
- Formerly traded with a public house license but would suit a variety of alternative uses
- Offers over £285,000

**APIS**  
PROPERTY CONSULTANTS  
Chartered Surveyors



## LOCATION

The subjects are situated at the Charing Cross junction of the M8 which allows access both east and west from Glasgow's City Centre. Nearby occupiers include Pure Gym, Hobbs Reprographics, Tinderbox, Starbucks, Sainsbury's Local, Arty Party and a variety of local bars and local traders.

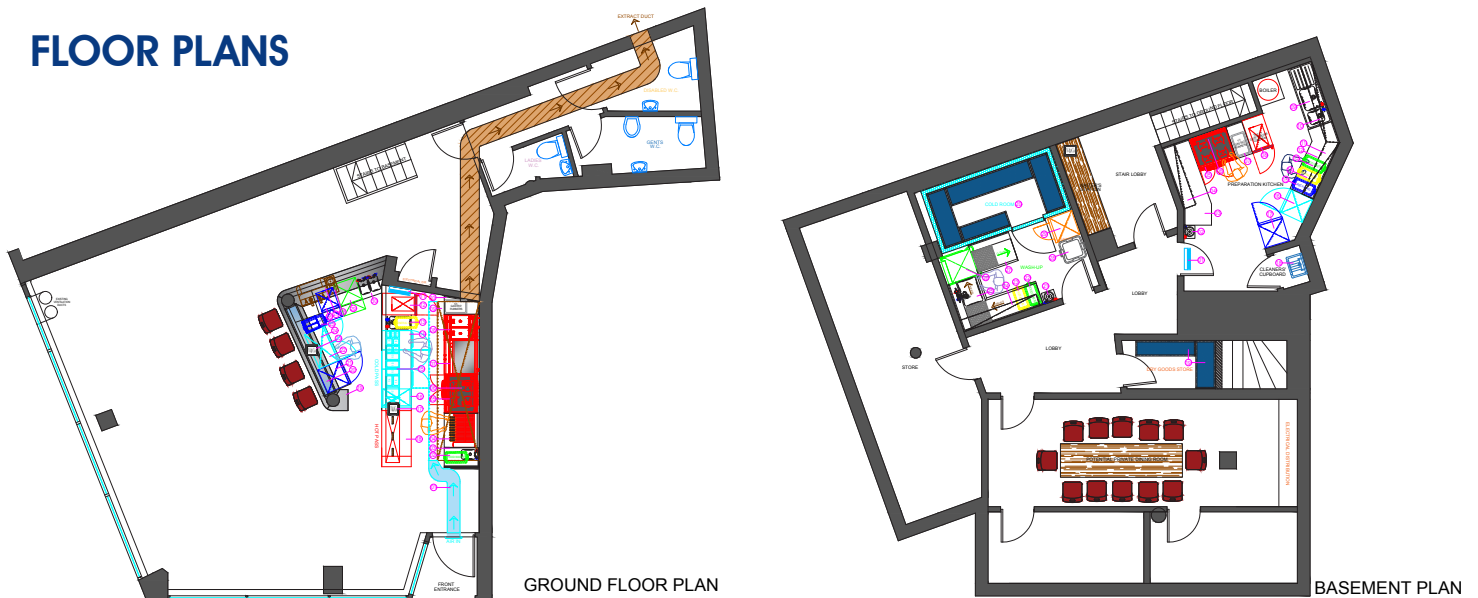
## DESCRIPTION

The property comprises a shop unit with an excellent return frontage arranged over ground and basement floors. The ground floor is in first class condition and currently fitted out as a bar/restaurant and provides a good sales area. There are customer toilets at ground floor. In the basement there is a kitchen, office and a additional staff WC.

We estimate the unit provides the following approximate dimensions and areas:

Ground Floor NIA	991 sq.ft.	96.06 sq.m.
Basement Floor NIA	847 sq.ft.	(78.68 sq.m.)
<b>Total NIA</b>	<b>1838 sq. ft.</b>	<b>17.75 sq. m.</b>

## FLOOR PLANS



## RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value	£17,250
Uniform Business Rate (2018/2019)	£0.48

## PLANNING

The last use of the property was as a wine bar and we understand it benefits from Class 1 (Retail) consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning & Licensing Department with regard to both existing and alternative uses.



## EPC

Available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

## PROPOSAL

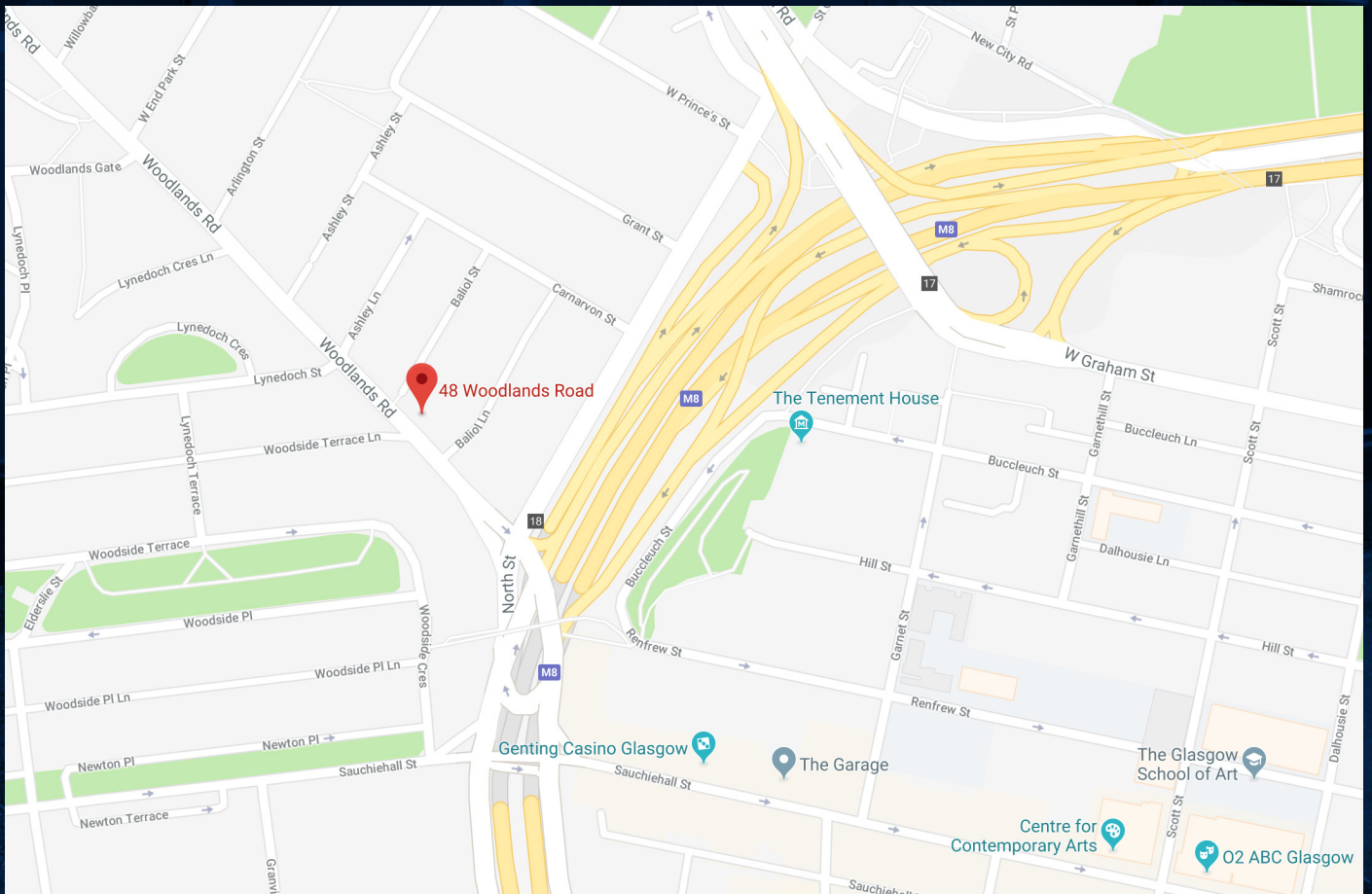
We are seeking clean offers in excess of £285,000 (Two Hundred and Eighty Five Thousand Pounds Sterling) for the benefit of the heritable interest in the property.

## VAT

The property is not elected for VAT and accordingly VAT will **NOT** be payable on the purchase price.

## ENTRY

Immediate entry is available.



## FURTHER INFORMATION & VIEWING

All further information and viewings must be organised via the letting agents:

AJS Property Consultants, 81 St Vincent Street, Glasgow, G2 5TF

T: 0141 530 1246 M: 07770 574 757

E: [andrew.saunders@ajsproperty.co.uk](mailto:andrew.saunders@ajsproperty.co.uk) W: [www.ajsproperty.co.uk](http://www.ajsproperty.co.uk)



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