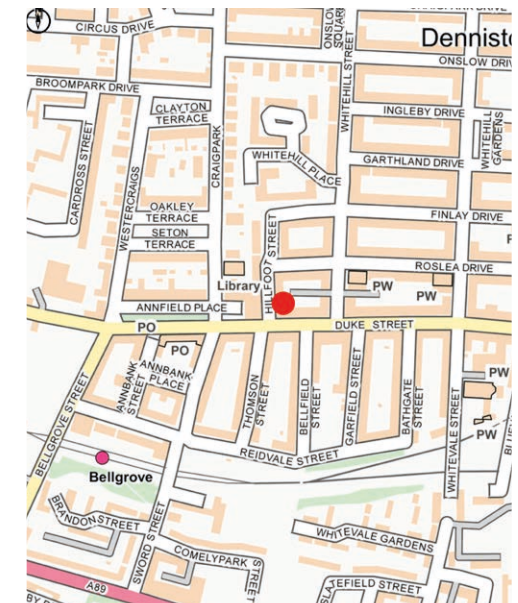


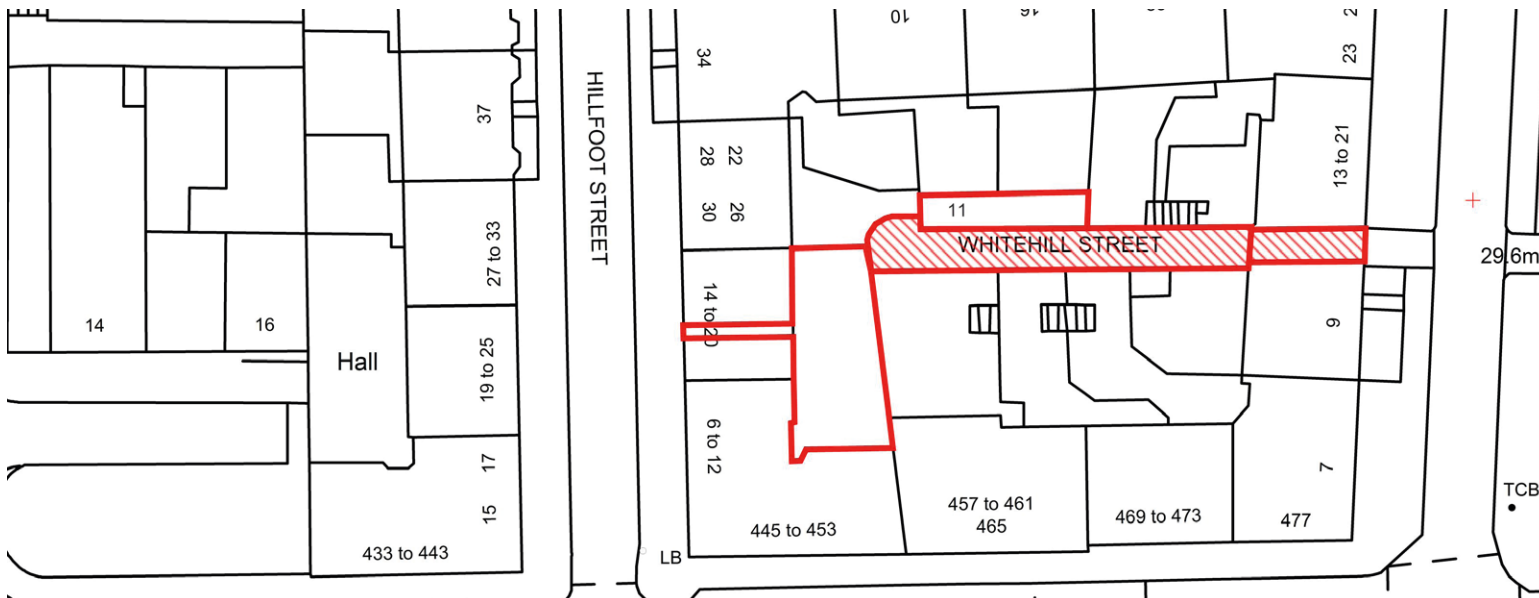


**14 Hillfoot Street,  
Glasgow,  
G31 2LF**

- Ground floor commercial premises
- Popular suburban pitch
- Extends to approximately 216 sq.m. (2,325 sq.ft.)
- Available For Sale / To Let
- Suitable for a variety of uses







To arrange a viewing please contact:

**G·M·BROWN**

Gregor M Brown  
 gb@gmbrown.co.uk  
 0141 212 0049 / 07717 447 897

**GRAHAM SIBBALD**

Ryan Farrelly  
 ryan.farrelly@g-s.co.uk  
 0141 567 5382 / 07900 390078

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022

**LOCATION**

The subjects are located on the east side of Hillfoot Street at its junction with Duke Street in the Dennistoun area of Glasgow, some two miles east of the city centre.

This area is primarily residential in nature and plans are underway to build 502 new homes at the former Meat Market, at its junctions with Duke Street and Bellgrove Street, in close proximity to the subject property. Duke Street is one of the main arterial routes linking the large suburban population of the east end with direct access to the city centre. Nearby traders include Boots; Subway; Paddy Power, Coia's Café and many others.

**DESCRIPTION/ACCOMMODATION**

The property comprises a ground floor retail / workshop premises forming part of a traditional four-storey tenement building of red sandstone construction under a pitched and concrete tile clad roof.

The unit benefits from a prominent location close to the junction of Duke Street, with on street parking immediately outside the premises.

Internally the property benefits from a concrete floor, brick/block walls, corridor and staff accommodation. The unit would suit a variety of uses and is available for immediate occupation.

Externally, there is additional development land included within the demise which has planning permission for a two-storey office block. Please contact the agents for further information.

**ACCOMMODATION**

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate floor areas:

Ground: 216 sq.m. (2,325 sq.ft.)

**RENTAL**

The property is offered on a new lease of flexible duration at offers in excess of £25,000 per annum.

**PRICE**

Offers over £250,000 are invited for our clients Heritable Interest.

**RATING ASSESSMENT**

The subjects are entered in the Valuation Roll with a Rateable Value of £6,300.

The poundage rates for 2022/2023 is £0.498 in the pound.

The property may qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

**VAT**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been prepared for this property and can be provided upon request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing occupier will be liable for LBTT, Extract Copies and VAT thereon.