

11 FARNELL STREET, GLASGOW, G4 9SE



BUSY LOCATION



- Excellent Transport Links
- 1st Floor
- 2,000sq ft
- Rates & V.A.T Free
- Rent: £13,500p.a

#### LOCATION

The property is situated on the north side of Farnell Street, close to its junction with Garscube Road within a busy commercialised area located between Maryhill, Possil, Port Dundas & Glasgow's City Centre.

The locale benefits from densely populated flatted dwellings, with commercial occupiers in the immediate locale include The Griphouse, William Hill, Rockvilla Pizza, Chan's Cash & Carry, Dulux Paint Centre.

The location benefits from excellent transport links with the Kelvin Canal Way a short walk along with Cowcaddens subway (and Glasgow City Centre) a 10 minute walk with bus routes to and from the city available on Garscube road. The M8 motorway network is also in close proximity accessible from Garscube Road.

#### PROPERTY

The property comprises the 1st floor of a 2 storey commercial premises of steel framed portal construction, surmounted by a profiled pitched roof.

Access is gained via a single entrance doorway leading to a steel staircase accessing the upper floor.

Internally, the property is presented primarily in an open plan layout with partitions erected to form office & prep room along with a w.c facility.

The property would lend itself to a variety of uses\* such as, but not limited to;

Office / Prep Kitchen / Rehearsal Space / Tutoring Suites / Educational Space / Leisure & Fitness / Showroom

#### AREA

The property has been calculated to extend to

185.8sqm (2,000sq ft)

#### NAV/RV

£5,900

#### RENT

The property is available on a new full repairing and insuring head lease for £13,500per annum

#### V.A.T

The property has not been elected for V.A.T





#### E.P.C

Available on request

#### TITLE

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)  
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

TSA Property Consultants  
162 Buchanan Street  
Glasgow G2 6LL



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