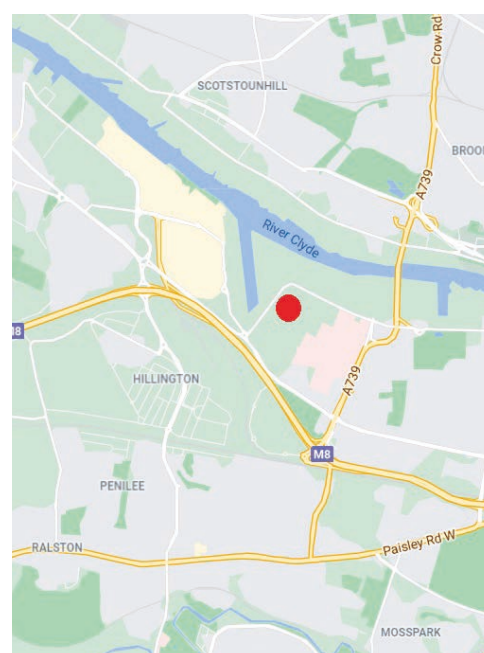




34 Bogmoor Place, Glasgow, G51 4TQ

- Fully fitted commercial bakery & kitchen
- Available together or separately
- Ideal for food prep/ dark kitchen etc.
- Situated within an established industrial location
- Excellent motorway links
- Extends to approximately 471.31 sq.m (5,073 sq. ft)
- New FRI lease available





LOCATION

The subjects are located within an established industrial location in Govan, approximately five miles south-west of Glasgow city centre. The subjects benefit from close proximity to Renfrew Road, providing easy access towards the M8 motorway at Junction 26 (Hillington Interchange). Notable nearby occupiers include Princes, Marshall Wilson, Caledonian Maintenance Services and Cockburn Badminton Centre.

DESCRIPTION

The subjects comprise the ground floor of a two-storey industrial building of traditional construction mounted by a pitched roof. Access to the unit is by way of pedestrian entrance door or roller vehicle access door.

Internally, the subjects benefit from a shared changing, WC and admin facilities. Equipment in the bakery includes:-

- Four deck 32 pan gas oven
- Artifex large mixer
- Flat plate electric griddle
- Pie shell moulder
- Proving cabinet
- Large walk in dispatch fridge
- Racks and tins.

The kitchen is fitted out with worktops and sinks and equipment can be added to suit occupier specific requirements.

ACCOMODATION

We understand the subjects extend to the following Gross Internal Area:

471.31 sq.m (5,073 sq. ft)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

On application.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll.

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.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald Property
Consultants Ltd
233 St. Vincent Street
Glasgow, G2 5QY
Tel: 0141 332 1194

To arrange a viewing please contact:



Ryan Farrelly
Associate
ryan.farrelly@g-s.co.uk
07900 390 078



Gregor Brown
gb@gmbrown.co.uk
0141 212 0059

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