

# Lot 24, 197 Pollokshaws Road, Glasgow,

**G41 1PS**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Unique Heritable Opportunity in Central Glasgow

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Unique Heritable Opportunity in Central Glasgow

- Unique Building with Consent for Assembly & Leisure use incorporating Class 3 - Café
- Within 0.5 miles of Glasgow City Centre
- Eaves Height Ranging from 6-14 Metres
- Prominent building fronting the M74 Motorway
- Various Asset Management Opportunities
- 

#### Lot

24

#### Auction

25th September 2024

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 47 miles west of Edinburgh

**Roads** A8, A74, M8, M77, M74

**Rail** Glasgow Central Station, Glasgow Queens Street Station

**Air** Glasgow International Airport

### Situation

The property is located where the M74 flyover over sails Pollokshaws Road in the Lauriston area of the City of Glasgow. The building has significant visibility from the westbound M74 Motorway. The property and large secure yard to the rear are on the east side of Pollokshaws Road. Pollokshaws East Train Station is close by with West Street and Bridge Street subway stations a short walk away. There is a significant car park at the rear of the property along with on street parking.

St Andrews Industrial Estate is located to the north of the property and Crown Street Retail Park is a short distance away to the east.

### Tenure

Heritable.

### Description

The property is Grade B listed and forms part of the St Andrew's Works complex. With front and rear warehouse bays with mezzanine areas and a substantial car park/ yard area to the rear. The property has been re-roofed in the last 5 years.

### VAT

VAT is applicable to this lot.

### Planning

Planning application - 20/00464/FUL was granted consent in July 2020. The consent allows use of the warehouse (Class 5) as family play centre (Class 11) : Amendment to application 18/02132/FUL to vary conditions 6 and 16 to allow Use Class 3 Café, change cooking methods and incorporate proposed changes to external elevations. Please refer to the Glasgow City Council Planning Portal for further information and plans [www.glasgow.gov.uk](http://www.glasgow.gov.uk)

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. sq. ft.	Possession
Front Warehouse Bay	Warehouse	743	(7,995)	VACANT POSSESSION
Rear Warehouse Bay	Warehouse	1,957.50	(21,063)	
Rear Stores	Storage	182.70	(1,966)	
Northern Section	Warehouse	694.30	(7,471)	
Mezzanine	Ancillary	730.43	(7,859)	
<b>Total</b>		<b>4,307.93</b>	<b>(46,354)</b>	



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## Contacts

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