

**Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow,
G41 1RD**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Heritable Industrial Investment and Development Opportunity

www.acuitus.co.uk

Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow, G41 1RD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

Property Information

Heritable Industrial Investment and Development Opportunity

- Approximately 0.58 Ha (1.43 Acres)
- Let to an individual on a low rent by way of licence until March 2028
- Future development potential (subject to consents)
- Adjacent to M74
- VAT-free property

Lot

18

Auction

13th February 2025

Rent

£14,500 per Annum

Status

Available

Sector

Warehouse, Land, Development

Auction Venue

Live Streamed Auction

Location

Miles

2.5 miles south of Glasgow City Centre, 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 on the southern side of Pollokshaw Road, close its junction with the M74 and A71. The property is situated in a predominantly industrial area with the St Andrews Industrial Estate and Crown Street Retail Park nearby.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

Description

The property comprises a total site area of 0.58 Ha (1.43 acres). The main site of 0.49 Ha (1.22 acres) mainly provides a series of light industrial buildings and hardstanding land. The property may be suitable for development subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow, G41 1RD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

Tenancy & Accommodation

Site Area Approx Ha	Site Area Approx Acres	Tenant	Term (Licence)	Rent p.a.
0.58	(1.43)	INDIVIDUAL	Approx. 5 years from 01/06/2023 until 31/03/2028 on full repairing and insuring terms.	£14,500 (1)

(1) In addition to the annual rent, the tenant pays an annual management fee of 5% of the annual rent to the landlord. Therefore the property is effectively producing £15,225 pa. Please see the legal pack.

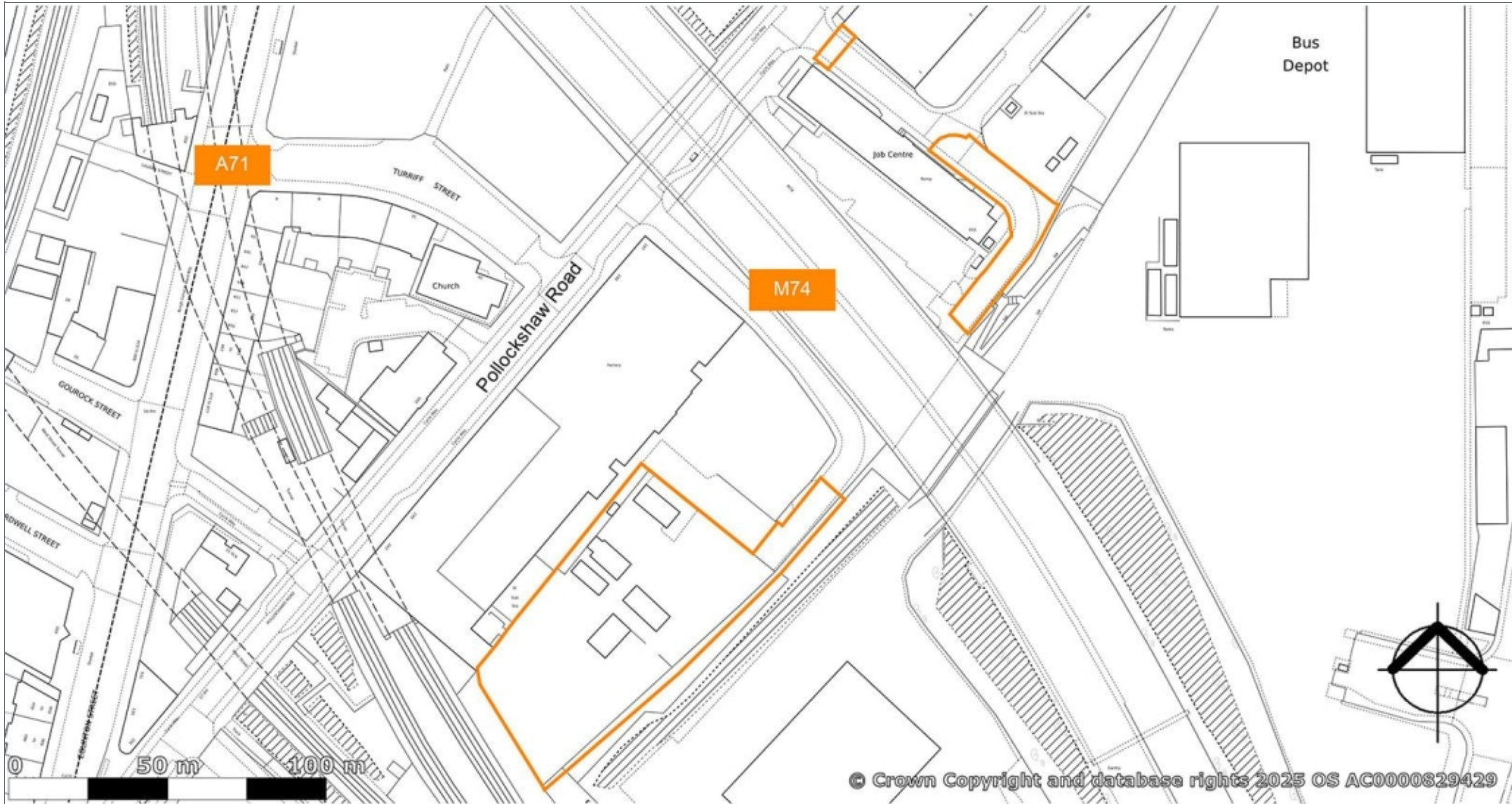
**Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow,
G41 1RD**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



**Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow,
G41 1RD**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Lot 18, Subjects to the South of Pollokshaw Road, also known as 91 Devon Place, Glasgow, G41 1RD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Seller's Solicitors

Archibald Sharp Solicitors
270 Dumbarton Road Partick
Glasgow
G11 6TX

Eamonn Devanney
0141 339 3036
edevanney@archibaldsharp.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024