

# FOR SALE

TRADE COUNTER PREMISES & SECURE YARD

COLDSTREAM PLACE, PORT DUNDAS, GLASGOW, G21 1JA



## LOCATION

The subject premises are located on Coldstream Place off Keppochhill Road in the Port Dundas area of Glasgow, north of the M8 and close to Glasgow city centre.

The location benefits from excellent transport links with J16 of the M8 situated 0.6 miles away and good public transport links with multiple bus routes operating nearby. The Port Dundas area is predominantly light industrial as well as having some offices, leisure and an increasing amount of new residential development in the area.

Nearby occupiers include Graham's Dairy, Booker Wholesale, Screwfix, Toolstation, Howdens, HSS Hire, and Jewson amongst others.

## Description

The property comprises a modern standalone trade counter unit with secure private yard.

The unit is formed of a steel portal frame with blockwork walls (facing brick externally).

The premises are currently configured as a trade counter with shop area to the front accessed via a glazed pedestrian door. Flooring is part tiled and part vinyl with painted walls and lighting throughout.

The unit also benefits from ancillary office accommodation, w/c facilities, and a separate store area with electric roller shutter.

The premises have not yet had electricity supply connected.

## Accommodation

The unit extends to the following approximate gross internal area:

2,621 sqft	243.53sqm
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## Price

Offers are sought for our client's Heritable interest (Scottish equivalent of English Freehold) in the premises.

## Rating Liability

The premises have yet to be assessed by the Local Assessors for rating purposes.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

## Energy Performance Certificate

An EPC for the unit is available upon request.

## Viewings

All viewings and further information is via the sole vendor agents.



## David Simmons

HSA Retail

Tel: 0141 548 8061

Mob: 07739 590 858

Email: [david.simmons@hsaretail.com](mailto:david.simmons@hsaretail.com)

## Subject to Contract

Date: March 2021



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