

FOR SALE

1 WOODSIDE PLACE
UNIT 4 · GROUND FLOOR
GLASGOW · G3 7QF

Townhouse Ground Floor Office

- Attractive ground floor office with return frontage onto Woodside Crescent.
- Dedicated main door access.
- 2 secured car parking spaces.
- Access to communal garden area.
- Opportunity for residential conversion, subject to planning.
- Kelvingrove Park, Charing Cross and all local amenities within short walking distance.
- Total NIA – 314.8 sq.m (3,388 sq.ft.) approx.
- No VAT payable.
- **OFFERS IN EXCESS OF £625,000 ARE INVITED.**

DM HALL



LOCATION

The property is located on the south side of Woodside Place, between its junctions with Woodside Crescent and Elderslie Street, within the Kelvingrove/Park area of Glasgow, approximately 1.5 miles to the west of Glasgow City Centre.

The surrounding prestigious area provides a mix of both residential and commercial properties with the latter including a wide variety of bars, restaurants and retail amenities all within a short walking distance.

The property is conveniently located for access to the M8 Motorway (Charing Cross), Charing Cross Railway Station within a short walk and regular bus services along Sauchiehall Street to and from Glasgow City Centre.

DESCRIPTION

The property is a Category A Listed end-terrace Victorian townhouse within the Park Conservation Area. Located over the ground floor, the property is self-contained with main door access, situated within a 3-storey building.

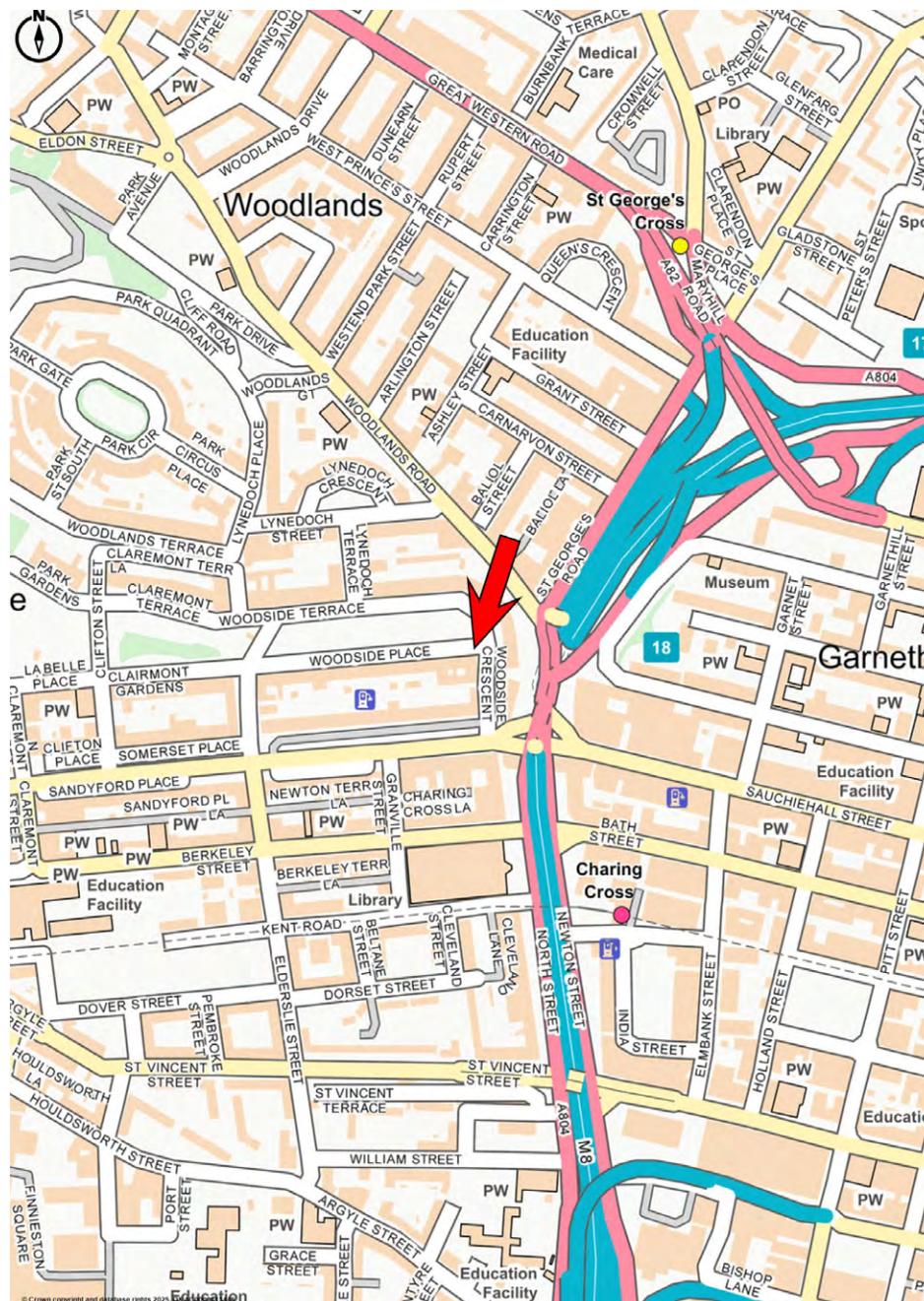
The property is arranged to provide a private entrance hallway, a boardroom benefiting from dual aspect windows, an open plan kitchen/ staff area, open plan office space with smaller compartmentalised studio spaces, toilet and shower facilities. The offices benefit from high speed internet.

The subjects benefit from excellent natural daylight with windows located to the front, side and rear.

The property is decorated/presented to an excellent standard throughout.

There are two dedicated car parking spaces located at lower ground level, benefiting from an electric charger and also access onto Woodside Place Lane via a security roller shutter.

The property benefits from access to the large communal residents' garden to the front of the premises which is owned by the Woodside Proprietors Association.



FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

Ground Floor 314.8 sq.m. 3,388 sq.ft.

PLANNING

The property is currently occupied as offices however, there may be potential for residential conversion, subject to planning consent.

Parties should make their own detailed inquiries in this respect to Glasgow City Council, Planning Department.

Tel: 0141 287 8555 or
Email: planningenquiry@glasgow.gov.uk

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

The rating is C-40.

NON-DOMESTIC RATES

Rateable Value - £43,500.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT, for avoidance of doubt, VAT will not be payable on this transaction.



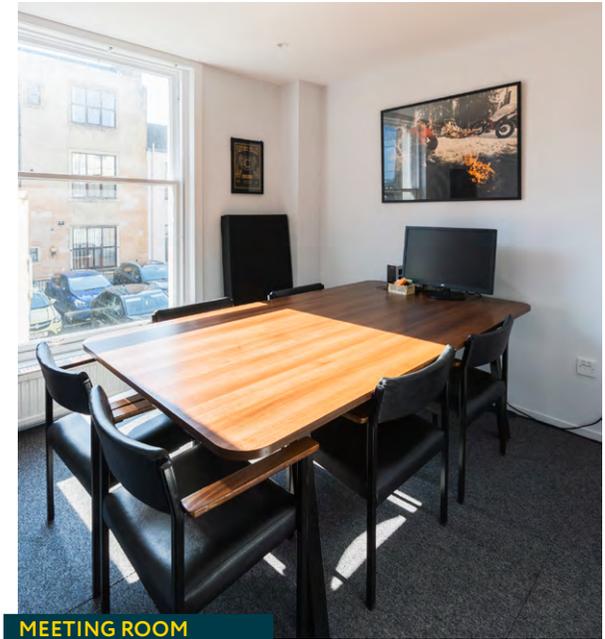
STAFF AREA



ENTRANCE



SHOWER ROOM



MEETING ROOM



STUDIO SPACE



FOYER



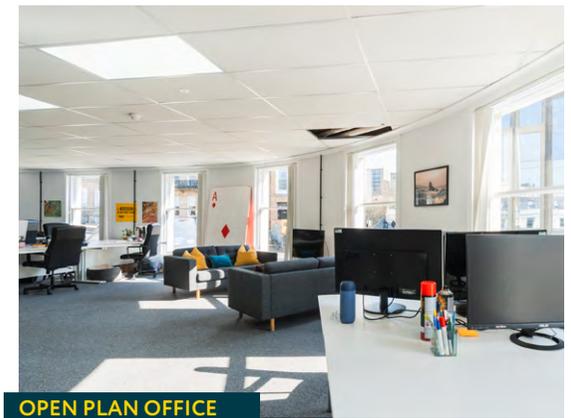
OPEN PLAN OFFICE



KITCHEN



MEETING ROOM



OPEN PLAN OFFICE



EXTERNAL - REAR



COMMUNAL GARDENS



CAR PARK SPACES

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

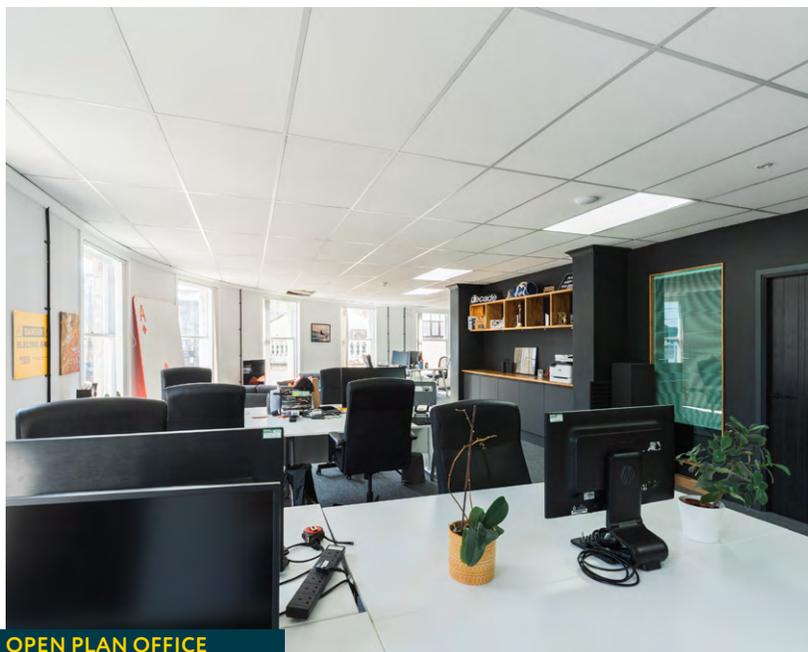
VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:

Claire Hutton MRICS
07876 541654
claire.hutton@dmhall.co.uk

Leah Sellers MRICS
07879 626448
leah.sellers@dmhall.co.uk

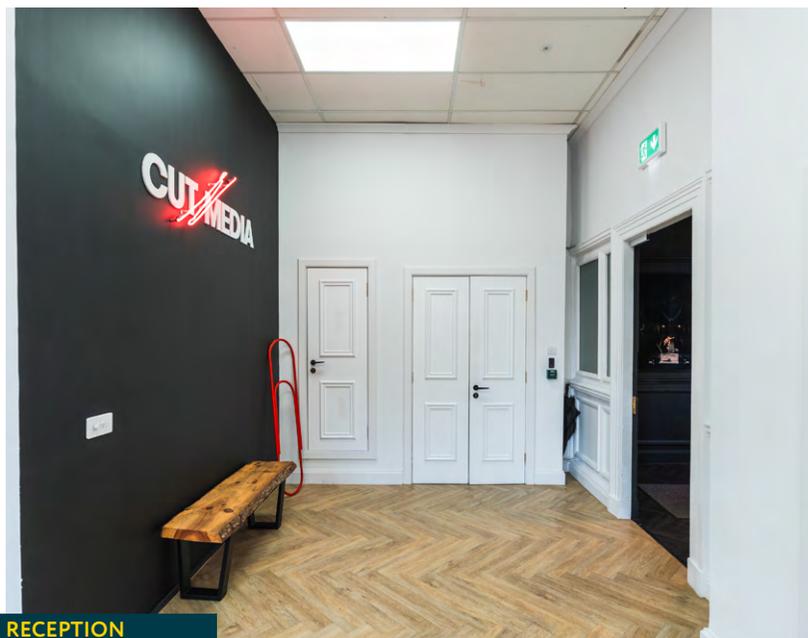
DM Hall Commercial Department
28 Bothwell Street
Glasgow, G2 6NU
0141 332 8615



OPEN PLAN OFFICE



BREAKOUT AREA



RECEPTION



BOARDROOM



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.