



FOR SALE

PROMINENT CAFÉ/RETAIL UNIT

4 – 8 Harvie Street, Glasgow, G51 1BW

Benefits from Class 1, Class 2 and Class 3 use.

Previously a very successful café.

Two minute walk from the Glasgow media quarter.

Just off Paisley Road West.

Excellent connections by bus into the City Centre and via Subway (Cessnock).

Offers over £125,000 invited.

LOCATION

The unit is located on Harvie Street which is just off Paisley Road West to the south of the River Clyde. Glasgow City Centre is merely 5 minutes away by car and Cessnock Underground Station is only 0.2 miles from the subject property.

Glasgow's media district is just quarter of a mile from the property and Paisley Road West is one of the main routes from the south side into the City Centre with high levels of passing car and bus traffic.

DESCRIPTION

The unit is a double frontage unit which most recently has traded as a very popular café. The unit is still fitted out as a café and benefits from an expansive main floor that could accommodate numerous tables and chairs as well as a fully functioning kitchen and a large basement, ideal for storage.

Ladies and gents toilets are also evident at ground floor level and a full glass frontage across the unit provides superb natural daylight.

The unit benefits from Class 1, Class 2 and Class 3 uses.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor	91.62 sq.m.	(986 sq. ft.)
Basement	77.6 sq.m.	(835 sq. ft.)
Total	169.22 sq.m.	(1,821 sq. ft.)

TENURE

This unit is currently held on a freehold basis by our clients.

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £6,300.

PRICE

Our clients are seeking offers over £125,000 for the benefit of their freehold interest.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

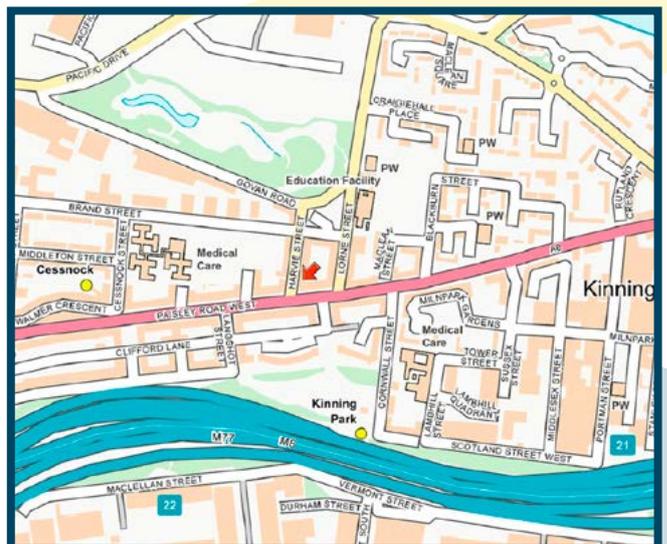
Ewan Hoy	Jonathan McManus
T: 0141 352 6433	T: 0141 352 6423
E: ewan.hoy@dmhall.co.uk	E: jonathan.mcmanus@dmhall.co.uk

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