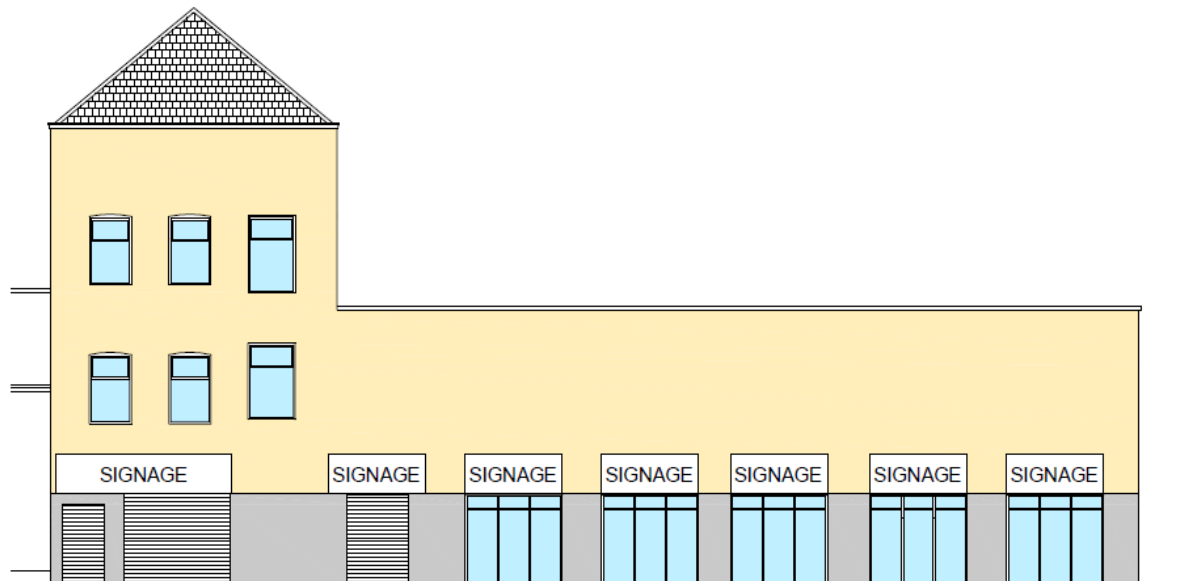


54 WALLACE STREET TRADESTON

TO LET / MAY SELL

SHOWROOM / TRADE-COUNTER / WORKSHOP ACCOMMODATION

Available from 592 – 11,817 sq ft



54 Wallace Street Tradeston GLASGOW G5 8DU

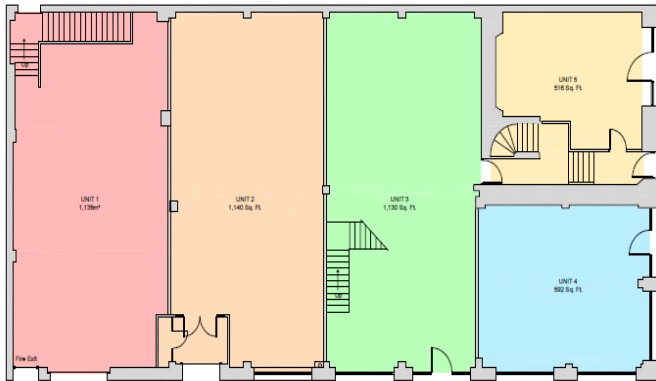


- fully refurbished units available from spring / summer 2019
- benefit from Class 4, 5, 6 consent, may be suitable for alternative uses including Class 3 & 11 (subject to planning)
- located just 1 mile south of the city centre in the Tradeston area of Glasgow, close to the proposed Barclays complex
- convenient access to both M8 & M74 motorways
- walking distance from Bridge Street Underground Station & Glasgow Central Station
- metred on-street parking provided

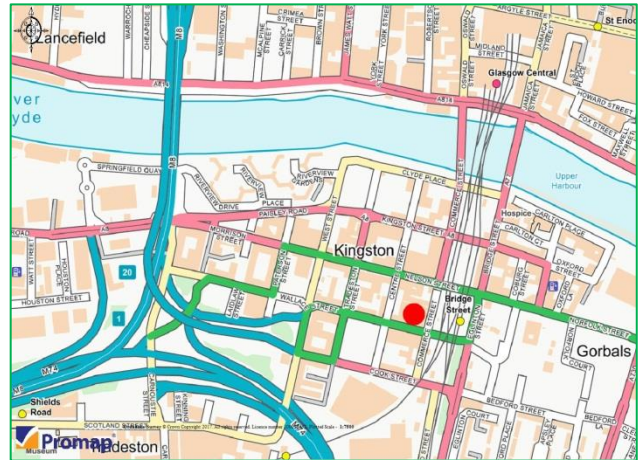
54 WALLACE STREET TRADESTON



GERALDEVE



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Location

The subjects are located on the north side of Wallace Street at its junction with Commerce Street within the popular and convenient Tradeston area of Glasgow immediately south of the city centre and close to the proposed Barclay's complex. The subjects benefit from excellent access to the Scottish Motorway Network with the M8 accessible via Junction 20 & 21 and the M74 via Junction 1 all of which are a short distance west.

Convenient public transport links are also provided with Bridge Street Underground Station a 5 minute walk east, Glasgow Central Station a 10 minute walk north whilst numerous bus routes operate on Eglinton Street. Metred on-street parking is provided on Wallace Street itself together with the surrounding streets.

Description

Our client is in the process of sub-dividing the subjects into a series of smaller units finished to an excellent standard and will benefit from;

- New aluminium framed shop-fronts
- LED lighting
- Male/female/ambulant WC's
- Mains supply for electricity and water

Accommodation

Unit 1	432.17 sq m	(4,555 sq ft)
Unit 2	105.91 sq m	(1,140 sq ft)
Unit 3	369.94 sq m	(3,982 sq ft)
Unit 4	55.00 sq m	(592 sq ft)
Unit 5	143.81 sq m	(1,548 sq ft)

*Please note that the units can be combined dependent on a prospective occupiers requirements. Plans are available upon request.

Planning

The subjects currently benefit from Class 4, 5 and 6 consent and may be suitable for a range of alternative uses (subject to planning) including café, restaurant, gym etc.

All planning queries should be made direct to Glasgow City Council's Planning Department on 0141 287 6060.

Asking Terms

Quoting information is available upon request.

EPC

Available on request.

Rateable Value

The subjects are in the process of being re-assessed.

VAT

No VAT is payable on the rent.

Viewing & Further Information

Strictly via the sole agents, GeraldEve LLP;

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375



Conditions under which these particulars are issued

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