

FOR SALE

RETAIL UNIT

15-17 SHAW STREET, GOVAN

GLASGOW G51 3BJ

577 SQ FT (53.6 SQ M) APPROXIMATELY

**CITY
PROPERTY
GLASGOW**



LOCATION

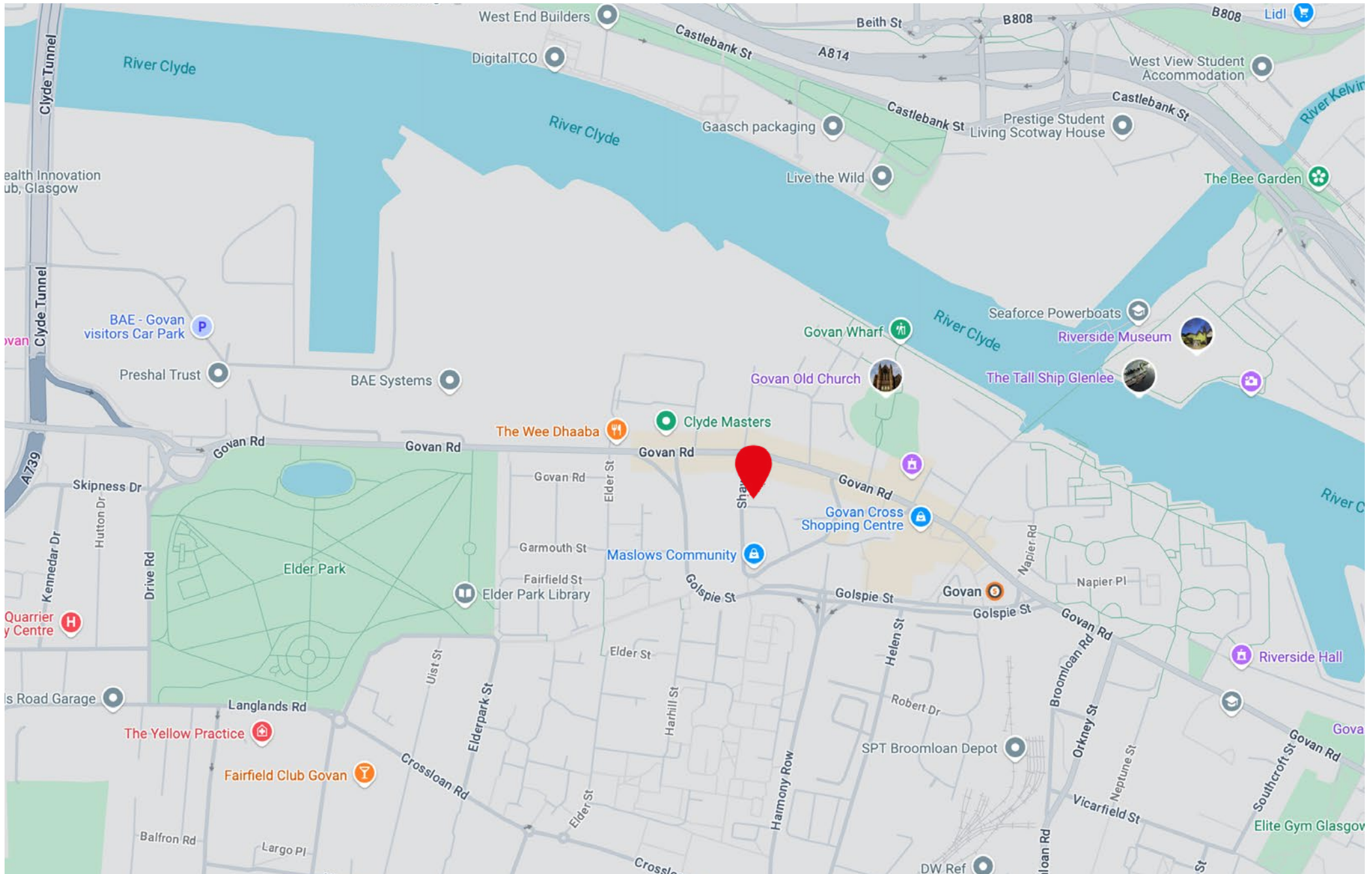
The subject property is located on Shaw Street, in the popular and busy suburb of Govan, approximately 3.5 miles west of Glasgow City Centre. The unit is located on the east side of the street, between its junctions with Govan Road and Roseneath Street.

The surrounding area is predominantly residential, offering a combination of tenement flats and modern apartments, and is well served by a wide range of amenities. Extensive local shopping, bars and restaurants are provided on Govan Road and on other feeder streets such as Shaw Street itself and Langlands Road. Further to the east, Govan Cross Shopping Centre is home to a range of national and local retailers.

Elder Park lies within a short walking distance to the west and offers extensive and accessible green space. The property lies within easy reach of Govan Old Parish Church, Ibrox Stadium and the Queen Elizabeth University Hospital, whilst companies such as BAe Systems, Thales and Babcock are based within the immediate area and provide employment and support the local economy.

Govan Road provides direct access to and from Glasgow city centre by car. In addition, the property is a short distance from the A739, which in turn offers excellent access to the north of the city via the Clyde Tunnel and to the M8 motorway and Scotland's wider motorway network via Junction 25. Public bus links are readily available from Govan Road and other nearby thoroughfares and offer a range of services, whilst Govan Subway Station provides a 12 minute service to the city centre via Buchanan Street.





MAP DATA © 2024 GOOGLE

DESCRIPTION

The subjects comprise a self-contained, double fronted retail shop, forming the ground floor of a traditional 4-storey tenement. The premises benefit from 2 display windows incorporating removable metal grills, located on either side of a secure shop entrance. The building above is of traditional sandstone construction, under a pitched and tiled roof. The upper floor accommodation is accessed through an adjacent street level door leading into a common close and does not form part of the subjects for sale.

Internally, the subjects provide a retail shop unit. The property is currently in a state of disrepair and requires complete modernisation.

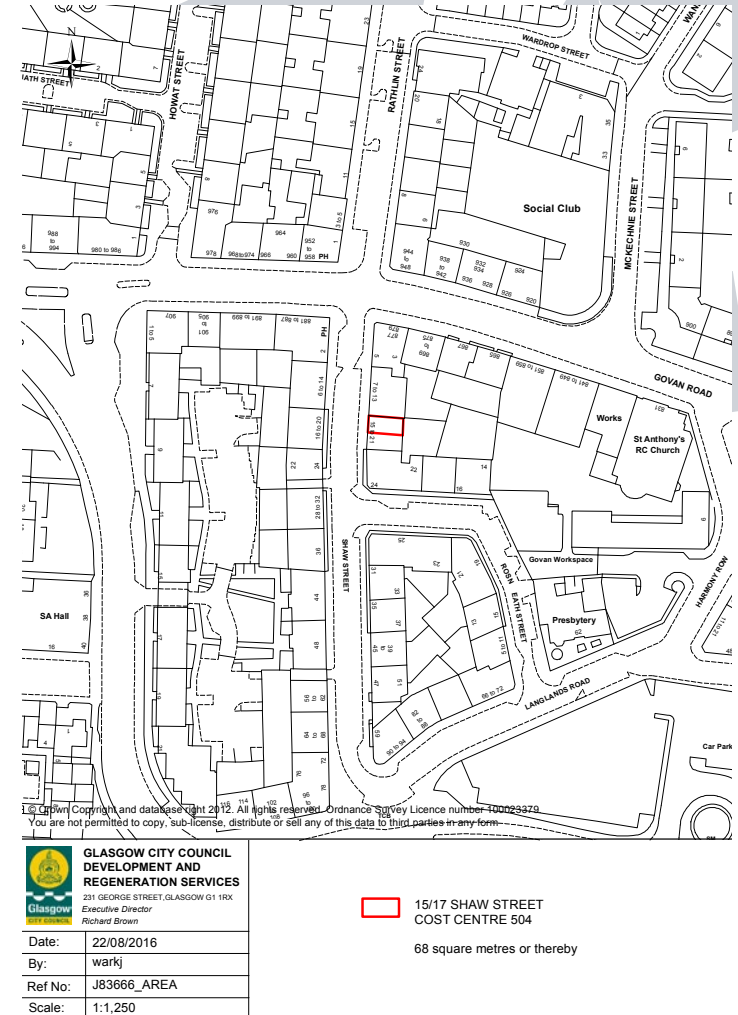
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and we calculate it to have the following areas:-

Net Internal Area	53.6 sq m (577 sq ft)
Reduced Area	45.1 sq m (485 sq ft)

TITLE

The heritable title to the site is held by Glasgow City Council. The property is to be sold with the benefit of vacant possession, subject to and with the benefit of any tights of way, servitudes and restrictions. The subject property is highlighted red as shown in the attached plan.



	GLASGOW CITY COUNCIL DEVELOPMENT AND REGENERATION SERVICES 231 GEORGE STREET, GLASGOW G1 1RX <i>Executive Director</i> Richard Brown
	Date: 22/08/2016 By: warkj Ref No: J83666_AREA Scale: 1:1,250

15/17 SHAW STREET
 COST CENTRE 504
 68 square metres or thereby

ENERGY PERFORMANCE CERTIFICATE

The property has recently been assessed and has an EPC Rating of B 29. A copy of the EPC can be made available on request.

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with the transaction. Each party will be responsible for bearing their own legal costs. It should be noted that the sale will be subject to VAT.

SERVICES

It is understood that mains water, electricity, gas and drainage are available to the site. It will be the responsibility of the purchaser to ensure that the required services are available and adequate for any proposed use or development.

CLOSING DATE

Glasgow City Council is seeking best bids for its interest in the property and will consider both unconditional and conditional offers.

Notification of the Closing Date will be issued to all prospective bidders who have registered their interest by submitting full contact details to: marketing@citypropertyglasgow.co.uk quoting "Interested Party - 15-17 Shaw Street, Govan".

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of the interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check www.citypropertyglasgow.co.uk to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.

VIEWING & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



Interested parties wishing to view the subjects should register via our **website**, email **marketing@citypropertyglasgow.co.uk** or telephone 07341 778 287

This property and others may be viewed on our website at:
www.citypropertyglasgow.co.uk

For further information contact:

Graeme Davies MRICS

 07774 336 531

 **graeme.davies@citypropertyglasgow.co.uk**

For Planning information contact:

planningenquiry@glasgow.gov.uk 

Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (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 but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars January 2025.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit <https://www.citypropertyglasgow.co.uk/privacy/> to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property Glasgow LLP on 0141 287 6161 or email info@citypropertyglasgow.co.uk