

TO LET

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David Allison & Company
Chartered Surveyors



SECURE SURFACED YARD

54 BOGMOOR PLACE GLASGOW, G51 4TQ

- Area: 0.165 acre (0.067 hectare)
- Concrete surfaced yard
- Superb location close to A8 & Junction 26 of M8 Motorway
- Rental: Offers in the region of £4,000 per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects are located on the north-west side of Bogmoor Place, a cul-de-sac, off the south side of Renfrew Road in the Shieldhall area of Glasgow.

The subjects are close to the A8 and Junction 26 of the M8 Motorway providing access to the national motorway network and close to the Clyde Tunnel giving access to the north of the city.

Braehead Shopping Centre is approximately 0.75 mile to the north-west, and Queen Elizabeth University Hospital approximately 0.5 mile to the east.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a fenced, level, secure yard with concrete surfacing.

Access to the yard from Bogmoor Place is via steel gates.

ACCOMMODATION

The site extends approximately as follows:-

88' (27m) wide x 82' (25m) deep.

Area: **0.165 acre (0.067 hectare)**

USE

General industrial storage use or similar will be considered.

SERVICES

There are no services connected to the site; however mains water, electricity and drainage are available within the vicinity.

RATING ASSESSMENT

The subjects are entered in the current 2017 Valuation Roll as a "Yard", Rateable Value £2,600.

Rate Pounding 2017/2018 - £0.466

Under the Small Business Bonus Scheme a qualifying occupier could qualify for 100% rates relief.

RENTAL/LEASE TERMS

Offers of £4,000 per annum exclusive are invited for a new lease of negotiable duration.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

For the avoidance of doubt VAT will be chargeable on the rent.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co

Suite 2.30, 135 Buchanan Street, Glasgow, G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: dai@dallisonandco.co.uk

www.dallisonandco.co.uk

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