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FOR SALE

Retail

10 COCHRANE STREET, BARRHEAD, GLASGOW, G78 1RF

The subjects comprise a ground and basement floor retail shop within an end terraced red sandstone tenement building

- Property over 2 floors
- Well presented premises
- Excellent transport links
- Free on street parking
- VAT free opportunity
- 87.75 sqm (956 sq ft)

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LOCATION

The town of Barrhead sits 8 miles south west of Glasgow city centre and benefits from its own railway station on the Glasgow southwestern line providing access to Glasgow Central Station in just over 10-minutes. Junction 3 of the M77, which joins the M8/M74 motorway network, is 15 minutes' drive.

The property is located on the east side of Cochrane Street and is visible from the A736, the principal route, which connects Barrhead to Hillington. Nearby occupiers include Kwik Fit, VPZ and Farmfoods.

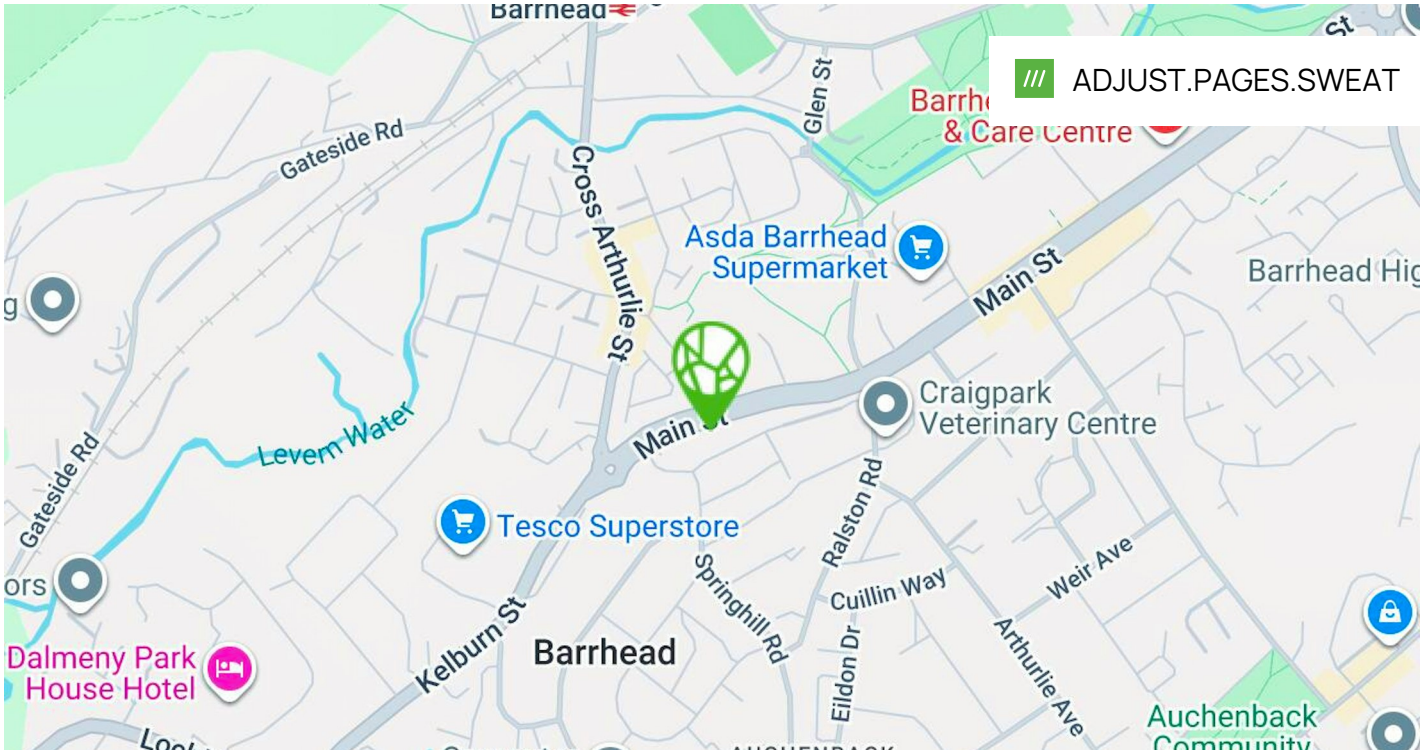
DESCRIPTION

The subjects comprise a ground and basement floor retail shop within an end terraced red sandstone tenement building. The building offers mixed use accommodation over four floors.

The shop has a glazed PVC frontage under a non-illuminated fascia board and is accessed via a single pedestrian door. The frontage is protected by roller shutters.

Internally, the space is cellular with an office, kitchen, store and WC to the rear. The basement is accessed via a stairwell at the rear of the shop. The floor is covered in carpet, the walls are of PVC and the suspended grid ceiling incorporates LED box lighting.

There is no gas supply to the property and space heating is provided electrically.



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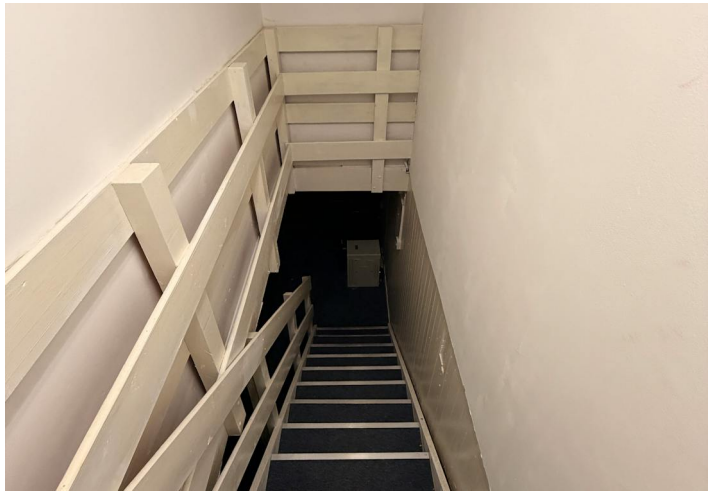
No Smoking



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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	956	88.82

PRICE

Offers over £95,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) in the subjects with vacant possession.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,100. The occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

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