FOR SALE - INDUSTRIAL

54 CLIFFORD LANE

CESSNOCK, GLASGOW, G51 1NR



KEY HIGHLIGHTS

- 1,374 to 2,860 sq ft
- Workshop / light industrial premises with secure yard
- Under full refurbishment
- Well suited for workshop / small gym / yoga / pilates / bakery etc
- Located within the popular Cessnock area just south of the city centre
- Units can be separately or together
- Highly convenient public transport and motorway links

SUMMARY

Available Size	1,374 to 2,860 sq ft
Price	Offers in the region of £210,000
Business Rates	The subjects require to be re-assessed.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Single storey workshop premises with secure yard under full refurb.

Benefits from newly over-clad roof, new concrete floor, new LED lights, new WC facilities.

Units can be let separately or together.

Well suited for workshop / small gym / yoga / pilates / bakery etc.

LOCATION

The subjects are located within the Cessnock area of Glasgow's South Side just 1.5 miles south-west of Glasgow City Centre.

More specifically the subjects are situated on the north side of Clifford Lane, off Clifford Place, running parallel with Paisley Road West.

Highly convenient public transport links with Cessnock Underground Station a 5 minute walk north whilst regular bus services operate on Paisley Road West.

Junction 23 of the M8 is a 2 minute drive west that connects with the M74 and M77 beyond.

ACCOMMODATION

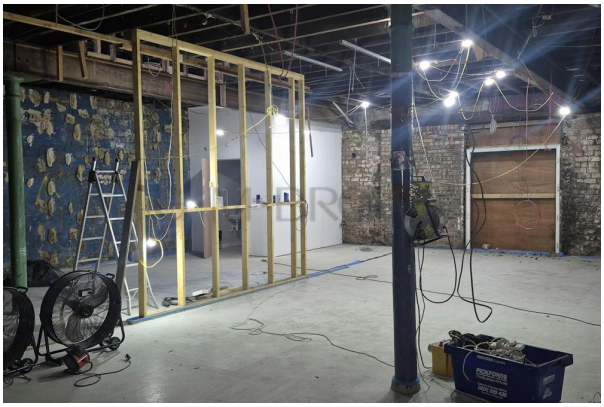
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,374	127.65	Available
Unit - 2	1,486	138.05	Available
Ground - Yard	2,000	185.81	Available
Total	**4,860**	**451.51**	









VIEWING & FURTHER INFORMATION

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