TO LET / MAY SELL

Detached Warehouse / MOT Centre and Yard
69 Cumbernauld Road
Glasgow G31 2SN

LEWIS SUTTON

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- **Well located workshop in heart of the East End of Glasgow**
- **Prominent position on corner of Cumbernauld Road and Finlay Drive**
- **Workshop 3,423 sq ft**
  Office 248 sq ft
  Secure yard 852 sq ft

Location

The property is located in Dennistoun in the East End of Glasgow, about a mile from the City Centre. It occupies a prominent position with a highly visible return frontage to Cumbernauld Road and Finlay Drive.

Duke Street train station is directly opposite, with the M8 motorway and The Forge Shopping Centre a short distance away.

Access is taken from Finlay Drive, off Alexandra Parade or Duke Street. The surrounding area is mainly residential and includes Glasgow Club Whitehill Pool and Whitehill Secondary School. Alexandra Parade and Duke Street are busy commercial streets with a number of well known bars and restaurants, including Coias and Celinos.

Description

The subjects comprise a modern detached warehouse with small secure yard.

Internally the subjects provide an open workshop area along with an office, toilets and kitchen area.

The premises are available for MOT centre or car repair use.

RICS

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Accommodation

The subjects extend to the following areas:

Workshop	3,423 sq ft (318 sq m) approx.
Office	248 sq ft (23 sq m) approx.
Yard area	852 sq ft (79 sq m) approx.

Rent and Price

Upon application.

Rateable Value

We are advised that the subjects have a current rateable value of £20,405.
Rates payable for 2026/27 are approximately £9,815 per annum (basic property rate 48.1p).

Lease / Rent Review

The subjects are offered on a new full repairing and insuring (FRI) lease for a minimum term of 5 years. Longer leases are available but will include 5-yearly rent reviews.

Planning

The subjects currently have Class 6 use and are suitable for Class 4, 5 and 6 business uses, including light industrial, storage or distribution. The subjects would also lend themselves to other uses such as a dance studio/gym, subject to planning consent.

EPC

Available upon request.

Legal costs

Each party will be responsible for their own legal costs.

Entry

Available immediately.

VIEWING

By arrangement through Lewis Sutton on 0131 220 5285 or 0141 737 5139.





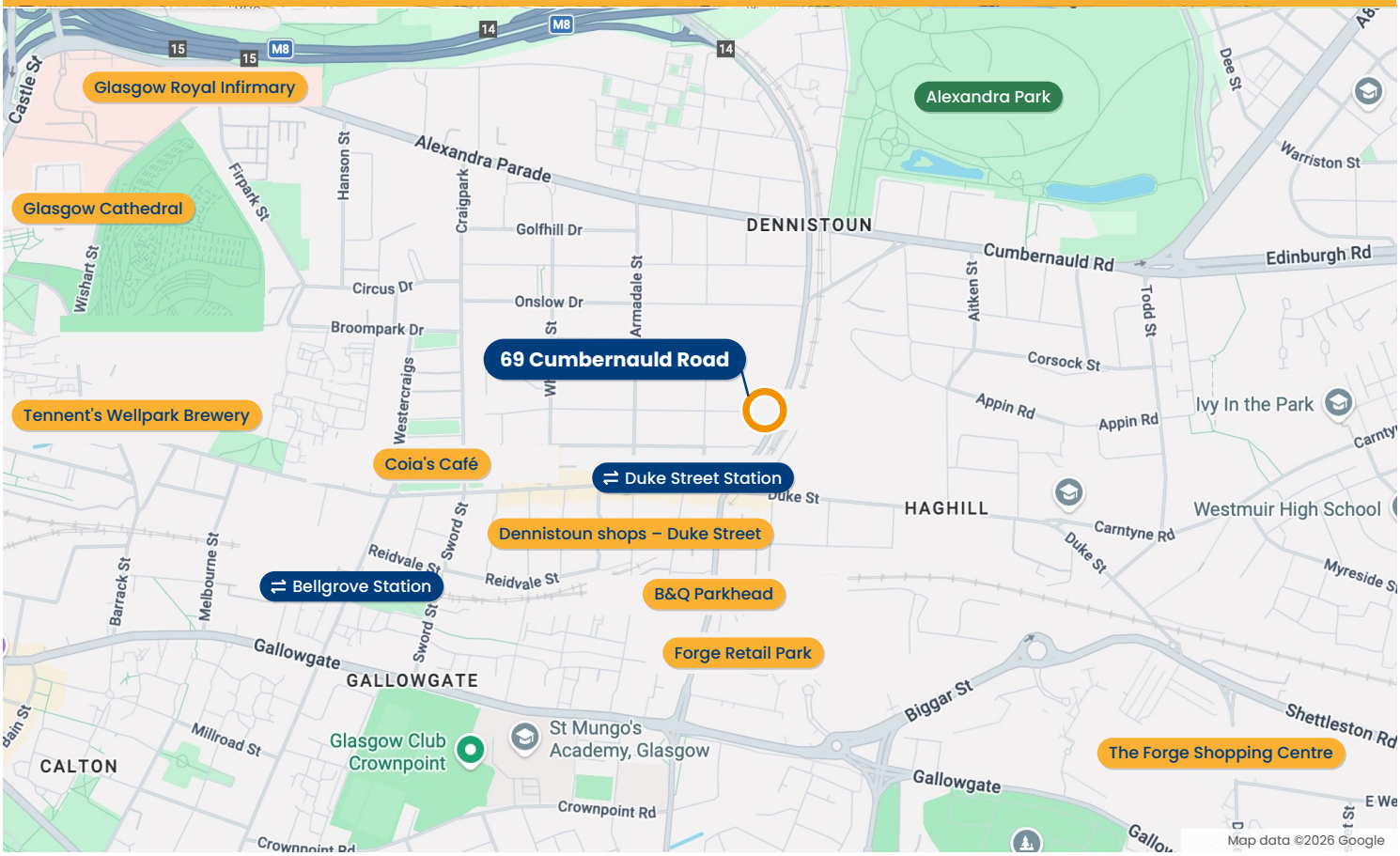
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Viewing & Further Information

Please contact Jonathan Sutton at Lewis Sutton.

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Disclaimer

The information contained within these particulars has been checked and, unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

RICS

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