

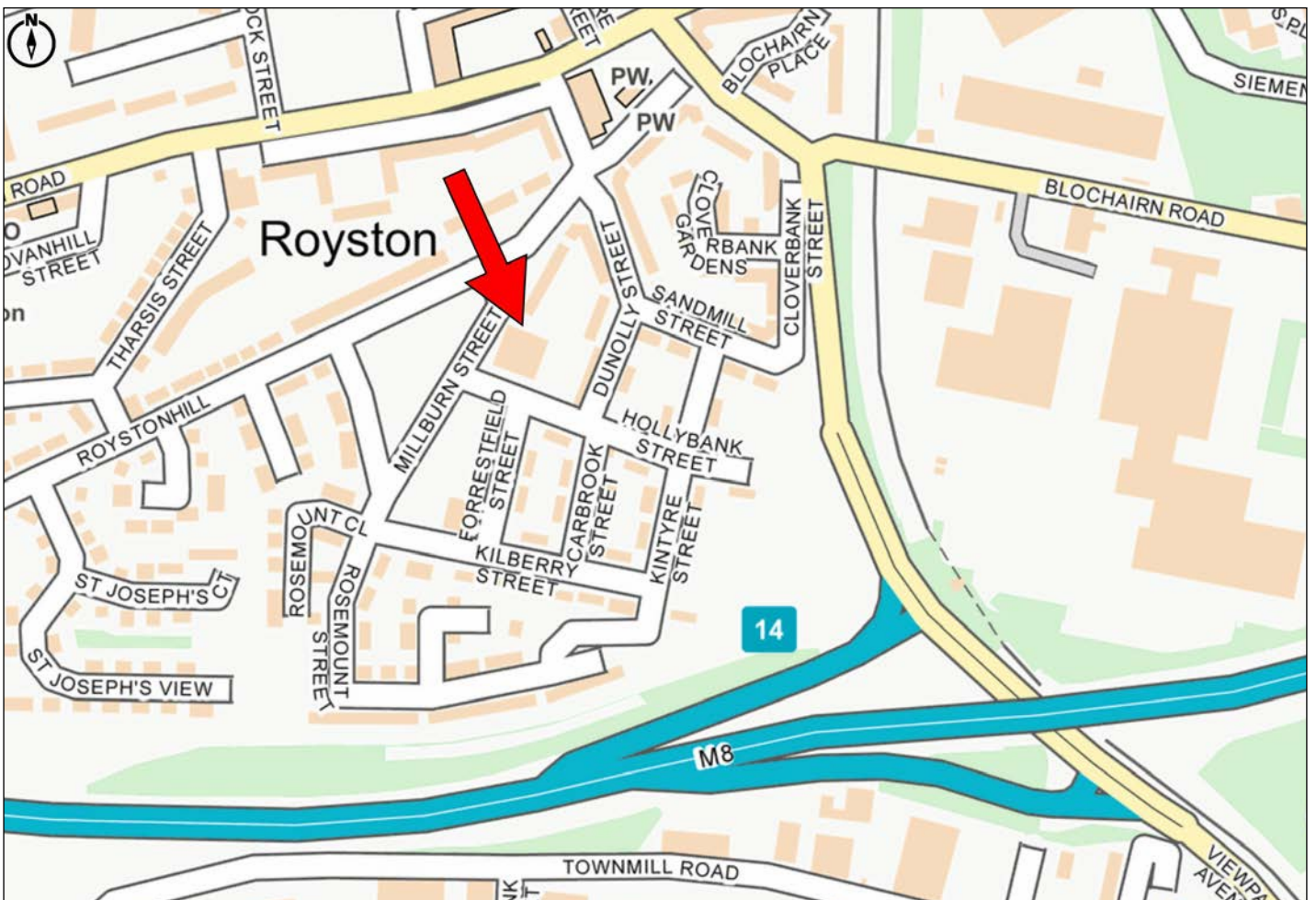
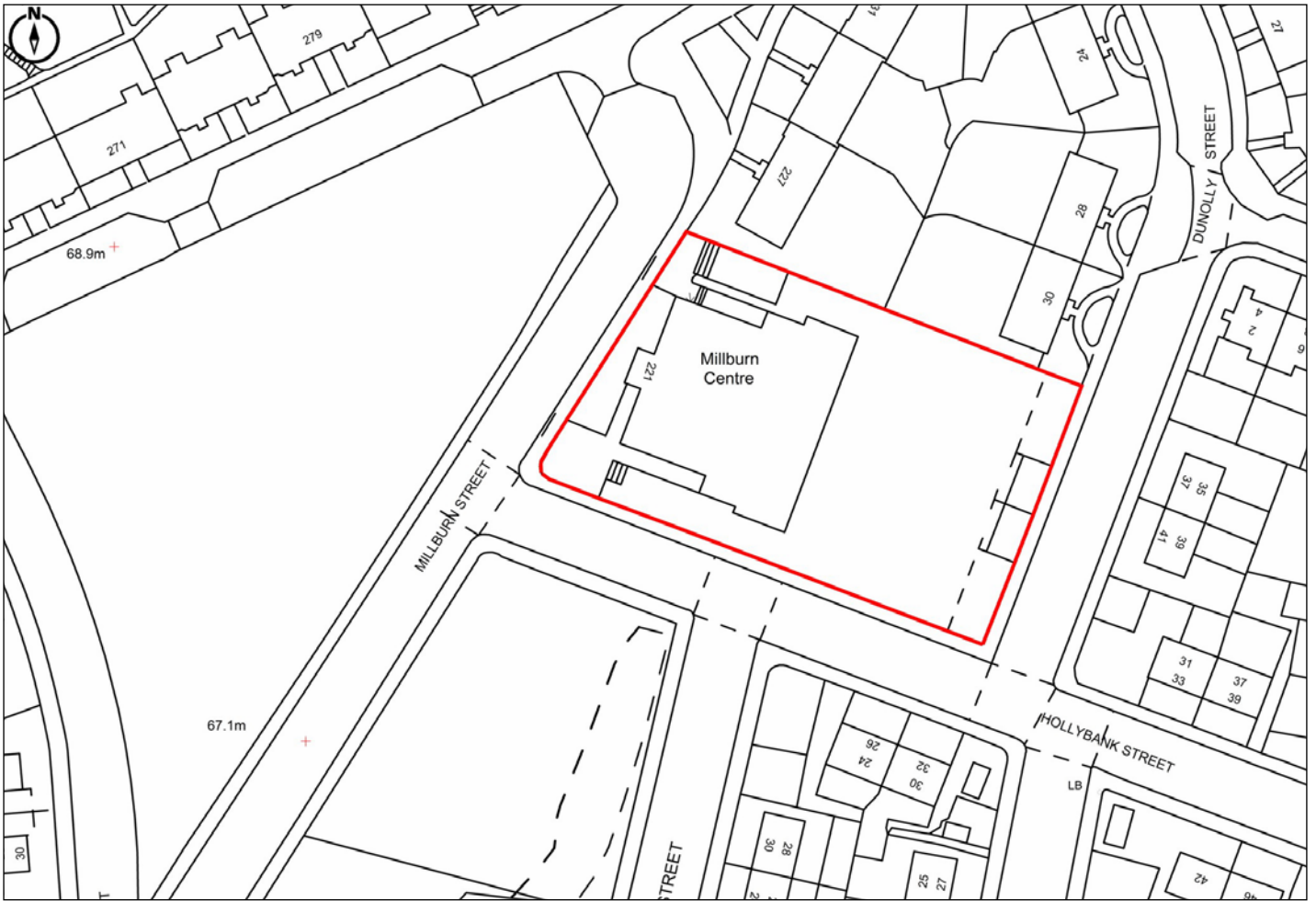


221 Millburn Street, Glasgow, G21 2HL

- Substantial former school building
- Currently utilised as office/childcare facility
- Extends to approx. 1,845.15sqm (19,861sqft)
- Large secure car park
- Suitable for alternative uses







LOCATION

Glasgow is Scotland's largest city, with a population in excess of 600,000. The city is well served by rail and vehicular links, with 2 mainline train stations and motorway links to the rest of Scotland via the M8/80 and M73/74.

The subjects are located on the south side of Millburn Street, at the junction with Hollybank Street, in the Royston area of the city, some 1.5 miles north east of the city centre.

The site is located approximately 2 mins drive from J14 of the M8, and benefits from regular bus routes on nearby Royston Road.

DESCRIPTION

The subjects comprise a former purpose built three storey school building, of red sandstone construction, under a pitched slate clad roof. The building benefits from an extensive car park with over 40 car spaces.

Internally the property is laid out to provide a variety of room types, in line with its former use as a serviced office/childcare facility/community hub. There are numerous large former classrooms and smaller office accommodation.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition) we calculate the premises have the following floor areas:

Net Internal Area: 1,845.15sqm (19,861sqft)

TERMS

The property is offered for sale, with preference for unconditional offers. For details on quoting price, please contact the agents.

RATING

The subjects are entered on the Scottish Assessors website as having multiple rating assessments, which provide the following cumulative total.

Rateable Value: £143,825

The current UBR for this property is £0.524.

LEGAL COSTS

Each party will bear their own legal costs in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.

EPC

A copy of the EPC report is available for inspection.

VIEWING & FURTHER INFORMATION

To arrange a viewing of the subjects, or for additional information please contact the agents.

To arrange a viewing please contact:



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