

**ON THE INSTRUCTIONS OF WILLIAM HILL**

**FOR SALE**

**163-169 CROSSLOAN ROAD  
GOVAN  
G51 3NR**

**Location**

The property occupies a prominent corner position at the junction of Crossloan Road and Elderpark Street. Nearby retailers are primarily of a local nature to include a Chemist, a number of Convenience Stores and Takeaways.

**Accommodation**

From our measured inspection the property offers the following areas and dimensions.

Net Internal Area: 915 ft<sup>2</sup> (85 m<sup>2</sup>)

**Price**

Our clients are seeking to sell the property and are inviting offers in excess of £62,000 exclusive.

**Rates**

The property is entered in the Valuation Roll as follows:-

Rateable Value ('20/'21): £6,000

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme. Further details on request.

**Energy Performance Certificate**

The property has an EPC rating of E74. A copy of the Certificate can be provided upon request.



**Legal Costs**

Each party to be responsible for their own legal costs, with the ingoing Tenant being responsible for any LBTT.

**VAT**

All terms are quoted net of VAT where applicable.

**Entry**

On completion of legal formalities.

**Planning**

The property currently benefits from Class 2 planning consent, but we are of the view that it would be suitable for alternative uses, especially Class 3/Sui Generis, subject to planning.

**Money Laundering Regulations**

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

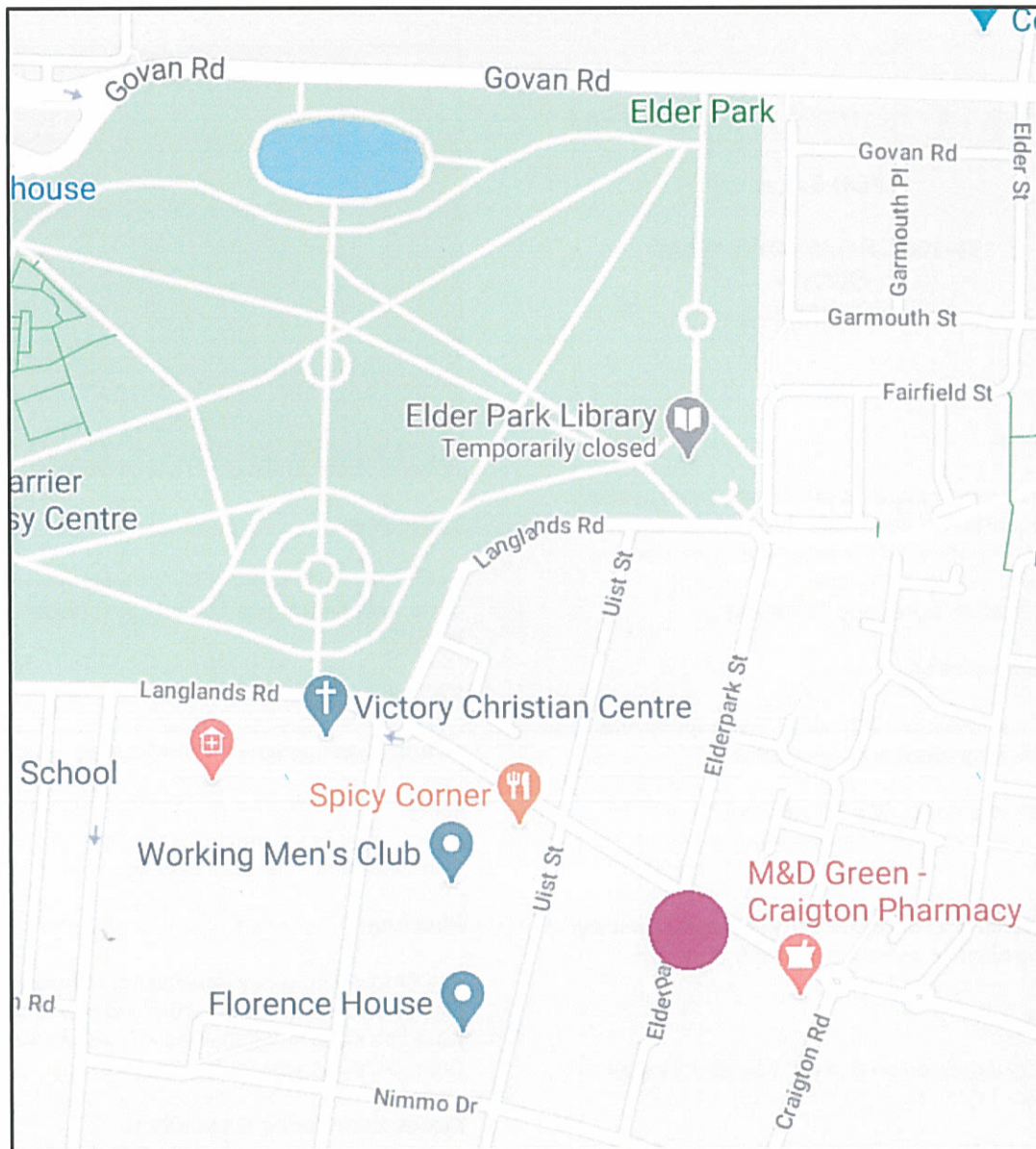
### Viewing/Further Information

All appointments to view and further information is available from the sole agents:

Whitelaw Baikie Figes  
Tel: 0141 221 6161

Contact: Gavin Anderson  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

### LOCATION PLAN



Details Published 30<sup>th</sup> July 2020

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.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.