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**FOR SALE**

**OFFICE BUILDING WITH CONVERSION / DEVELOPMENT POTENTIAL**



**295 Fenwick Road, Glasgow G46 6UH**

- Imposing prominent detached property
- Desirable south side location
- Substantial parking area/expansion land
- Suitable for existing office use, residential or alternative use
- Development potential
- Total area: 374.53 sq m (4,031sq ft)
- Offers over £750,000

Office Industrial Retail Investment Development

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## Location

The property enjoys an elevated position which is set back and to the east of Fenwick Road, immediately north of Eastwood Toll within the Giffnock area of Glasgow. Fenwick Road (A77) forms one of the main arterial routes leading through the south side of Glasgow and links with Ayr Road at Eastwood Toll, directly adjacent.

Access to the M77 (J3) is available close-by which in turn links directly to the M8, with the city centre being within 15 minutes drive time. Regular bus services pass along Fenwick Road and the adjacent roads, with direct connections to the City Centre. In addition, Giffnock and Williamwood railway stations provide direct services to Glasgow Central Station, via the Neilston and East Kilbride lines

The local area is primarily residential in nature but is served by an excellent range of facilities, most of which are located within easy walking distance of the property.

## Description

The subject property comprises a substantial and imposing detached building constructed of blonde sandstone and having a pitched and slated roof. The building has been extended via a high quality single storey mews style building having a pitched slated roof incorporating modern velux style windows. In addition there is a two storey extension to the rear of the building which again is finished to a good standard.

Access to the property is via a driveway which is formed to the front of the building and which leads to substantial parking and garden grounds to the side and rear of the building.

The property is currently in use as offices but would lend itself to conversion back to a single house or three dwelling-houses. The layout of the ground and first floors is shown within the attached plan and provides the following accommodation:

### Ground floor:

Reception hallway, reception room, two large open plan offices, board room, meeting room, two smaller private offices/rooms, kitchen, three separate toilets, boiler room and storage facilities.

### First floor:

Three large office rooms, four smaller offices, toilet accommodation and storage space.

### Attic floor:

Substantial office/storage room.

Internally, the property is accessed via an impressive entranceway which leads to a common reception area at ground floor level. This in turn leads to the office accommodation which is formed within the ground, first and attic floors. The rooms form traditional space with attractive features including full height ceilings, excellent natural light and original cornicing. Traditional features have been largely retained throughout the property whilst the mews building provides a modern twist.

## Areas

The subjects extend to the following net internal areas:

Ground floor:	206.97 sq m	(2,228 sq ft)
First floor:	125.27 sq m	(1,348 sq ft)
Attic floor:	42.29 sq m	(455 sq ft)
<b>Total:</b>	<b>374.53 sq m</b>	<b>(4,031 sq ft)</b>

We calculate the total site size, as shown on the attached plan, to extend to 0.16 ha (0.40 ac).

## Purchase Considerations

- Suitable for residential conversion into one dwelling house or three distinctive parts, subject to planning consent
- Suitable for re-development subject to planning
- Potential for multi-occupied office or business centre
- Suitable for alternative uses eg. children's nursery etc
- Ample parking and expansion ground

## Planning

The subjects are within an area which falls under the jurisdiction of East Renfrewshire Council. The relevant plan is the Adopted East Renfrewshire Plan 2011, within which the subjects are covered by general urban policy E1. This specifies that there will be a presumption against significant new development or change of use not compatible with the character and amenity of the locality and it's surrounding land uses. The subjects also fall with the Giffnock Conservation Area (Policy E4.3). Full details are available via East Renfrewshire Council, [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

## Rating

The subjects have a Rateable Value of £47,000. The current Uniform Business Rate is £0.426.

## Sale Terms

Offers over **£750,000** invited

## VAT

We understand that no VAT is payable on the purchase price.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction. The purchaser will be responsible for Stamp Duty Land Tax.

## Date of entry

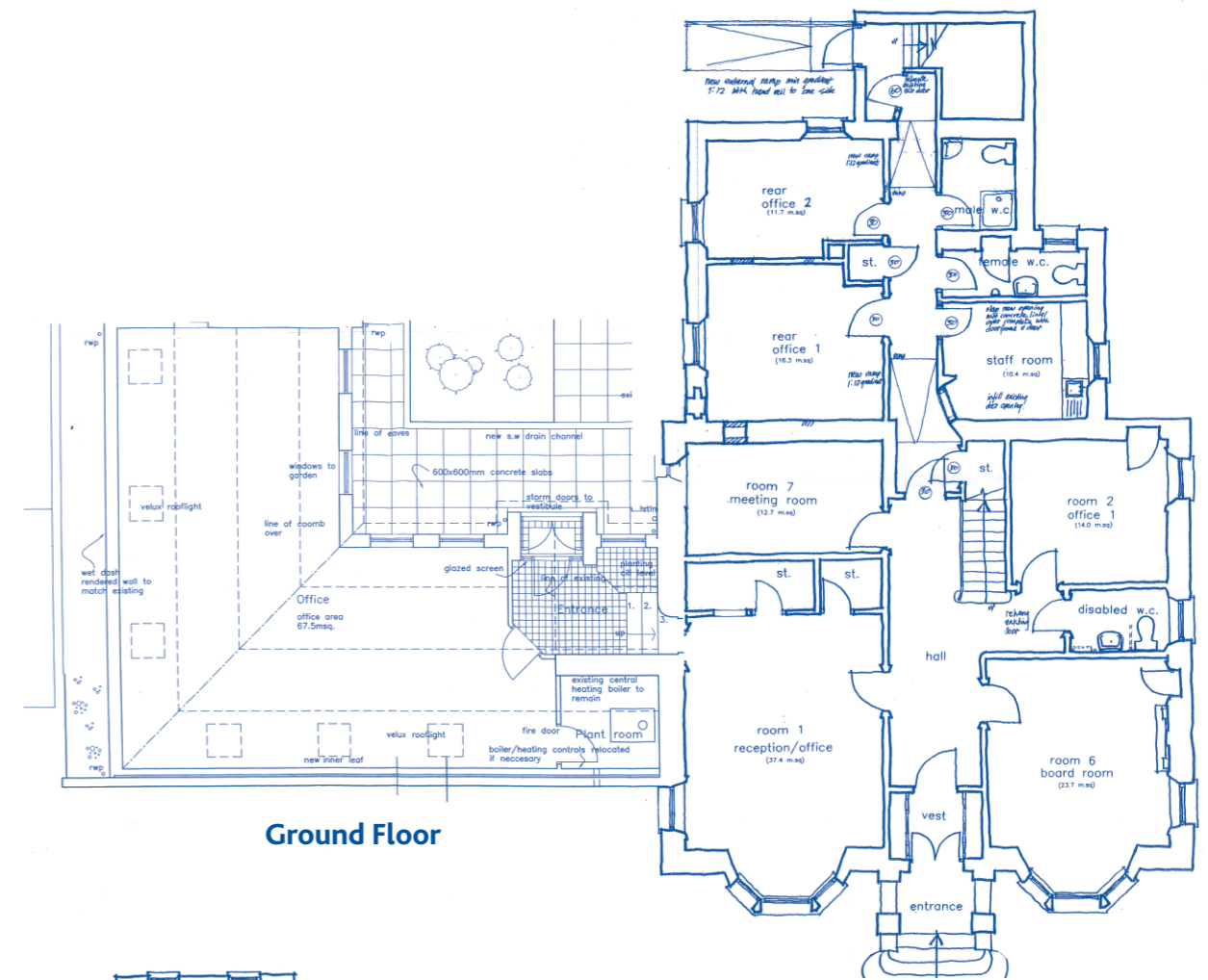
Immediate entry is available.

## Viewing and Further Information

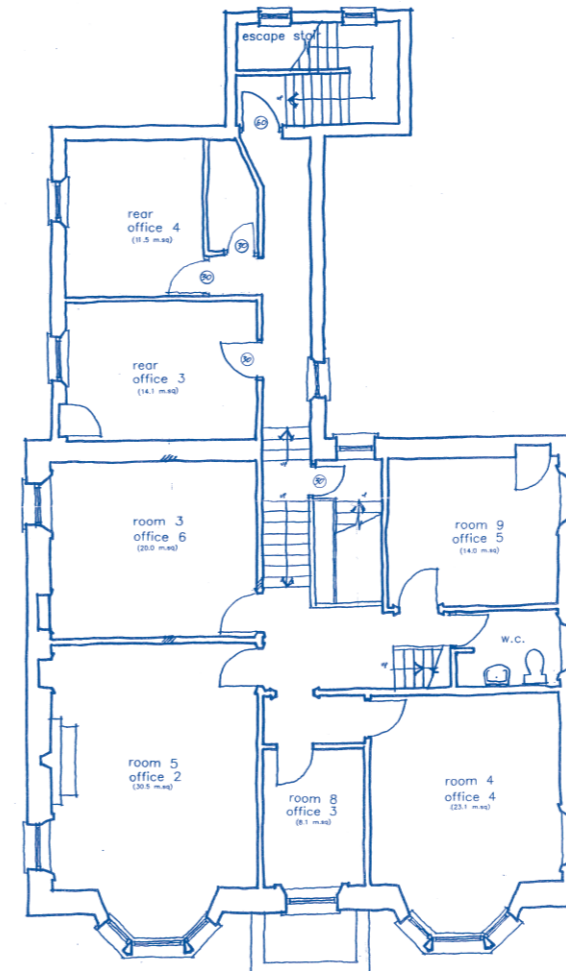
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Ground Floor



First Floor

