

Boundary Lines Are For
indicative Purposes Only

On Behalf on:



FOR SALE

Standalone Office Premises

NIA: 157.90 SQM (1,700 SQFT)

Modern Office Premises

Situated Within Close Proximity to
Barrhead Main Street

Suitable For A Variety Of Uses
(Subject to Planning)

May Be Eligible For 100% Rates
Relief Via The Small Business
Bonus Scheme

Offers In Excess of £65,000



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4 ROBERTSON STREET, BARRHEAD, G78 1QW

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

4 ROBERTSON STREET, BARRHEAD, G78 1QW



Barrhead lies approximately 9.5 miles west of Glasgow City Centre within East Renfrewshire Council district.

Barrhead benefits from excellent transport links with Glasgow Road being located in close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. Barrhead Train Station is located approximately 0.3 miles from the subject property and provides direct services to Glasgow Central Station and Kilmarnock Train Station.

The subject occupies a prominent position on Robertson Street, within close proximity to Main Street, which acts as Barrhead's main thoroughfare. The surrounding area benefits from a blend of residential dwellings and commercial operators including Barrhead Skills Centre, Blueston Coffee Shop and Kwik Fit.



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Description

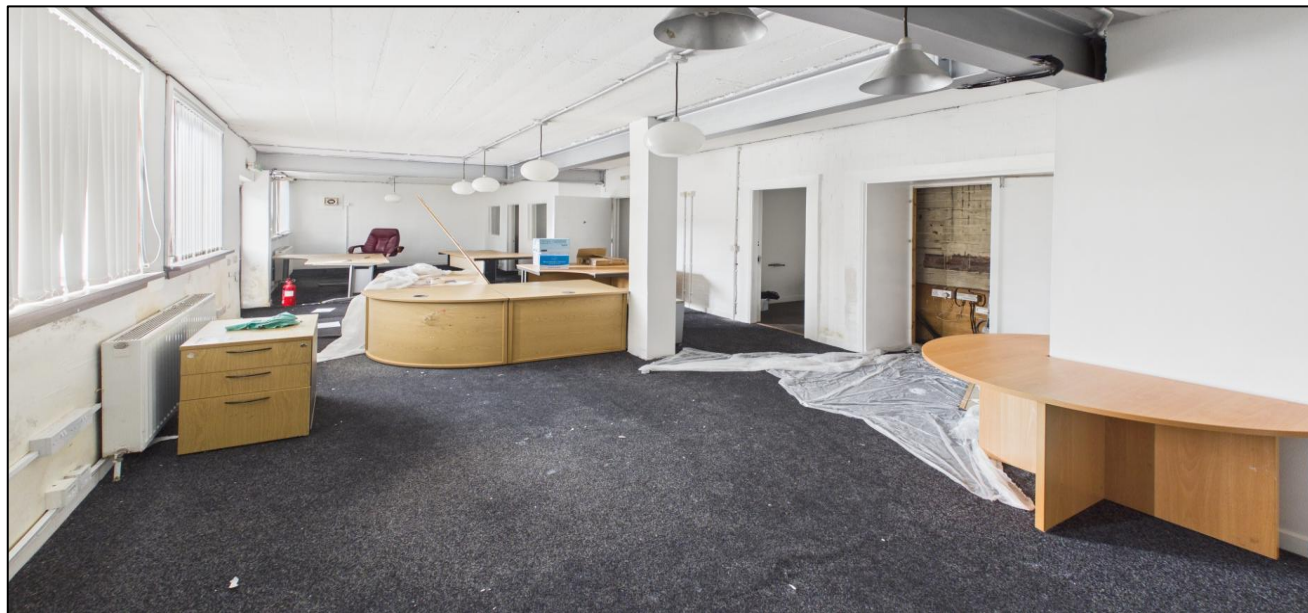
4 ROBERTSON STREET, BARRHEAD, G78 1QW



The subjects comprise of a standalone office premises spanning across ground and first floor levels. The property benefits three dedicated pedestrian access points via Robertson Street, two of which are protected by way of a steel roller shutter.

Internally, the subjects consist primarily of open plan office space, further complimented by multiple cellular spaces suitable for meeting rooms or private offices. Both levels of the property benefit from kitchen and W/C facilities.

Each floor within the premises benefits from its own dedicated access. As such, the premises lends itself to sub-division into two single storey office suites, or other redevelopment purposes, subject to obtaining all relevant planning consents.



ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	79.94	860
First Floor	77.96	839
TOTAL	157.90	1,700

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

4 ROBERTSON STREET, BARRHEAD, G78 1QW



Ground Floor



First Floor



FOR SALE

Our client is looking for offers in excess of £65,000 for their heritable interest in the subject property.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,500. The rate poundage for 2026/27 is 48.1p to the pound. As such, incoming tenants may benefit from 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use as an office (Class 4). Having reviewed East Renfrewshire's LDP3, we understand that the site currently isn't zoned for redevelopment. However, it is incumbent upon any prospective purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408



Fraser McDonald

fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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