

## FOR SALE PLANNING PERMISSION APPLIED FOR BACKPACKERS HOSTEL

32 GRANVILLE STREET  
 GLASGOW

### LOCATION

The property is located on the east side of Granville Street close to its junction with Sauchiehall Street. The subjects are very conveniently situated for public transport and all city centre amenities.

### DESCRIPTION

The premises comprise part ground and first floor levels of a three storey and basement mid terraced tenement building. Adjacent proprietors comprise both residential and commercial occupiers.



### FLOOR AREAS

We calculate that the net internal floor areas of the subjects extends to: -

Ground 79 sq m (851 sq ft) approx  
 First 120 sq m (1292 sq ft) approx

### RATING ASSESSMENT

The existing rateable value is: -

RV £14,300

With effect from 1 April 2010 the rateable value will be: -

RV £15,100

The rate poundage for 2010/11 is £0.470p.

created: March 2010

updated:

### PRICE

Offers in excess of £245,000 are invited for the benefit of our Client's feuhold interest in the property on a vacant possession basis.

### LEGAL EXPENSES

Each party will be responsible for their own legal costs incurred in connection with the transaction.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the SOLE LETTING AGENTS Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com

### IMPORTANT NOTICE

Freeman Macleod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

(1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on

them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.

(4) All prices, premiums and rents quoted are exclusive of VAT.

(5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

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