BRITTON
PROPERTY

Investment For Sale

46 Kilmarnock Road
Shawlands, Glasgow G41 3NH



Prime suburban Investment
Let to Salvation Army Trading Company Ltd
Recently extended until November 2036
Stepped Rent: £32,000pa - £35,000pa
Price: o/o £380,000

Location

Shawlands is a highly sought after and densely populated affluent residential suburb, situated in the heart of Glasgow's Southside, within 7 miles of Glasgow Airport. The area serves as the primary retail, leisure and cultural centre for the south of Glasgow, with an abundance of quality pubs, restaurants and coffee shops. Kilmarnock Road is the principal retail thoroughfare for Shawlands.

The subject property is located on the northern aspect of Kilmarnock Road, in close proximity to Shawlands Arcade. Nearby occupiers include Greggs, Virgin Money, Co-op, B&M, Boots, Sainsbury's Local, Iceland, Oro Italian Restaurant, and numerous independent bar and restaurant operators.

Accommodation

The subjects comprise a retail unit extending over ground and first floors within a 3 storey parade and benefit from a substantial glazed frontage. Internally the premises are fitted out to the tenant's corporate specification incorporating sales at ground floor with rear storage area. There is additional storage/staff area at 1st floor.

The premises benefits from rear loading from Pollokshaws Road.

The premises extend to the following approximate areas:

Ground Floor: 3,079 sqft (286.07sqm)
First Floor: 3,360 sqft (312.15sqm)

Tenancy

Let to Salvation Army Trading Company Ltd until 8th November 2036 with tenant breaks on the 3rd and 6th anniversaries. There is a rent review on the 9th November 2030.

The current rent is £30,000pa however will be increasing to the following rents from 8th November 2026 –

Nov 26-Nov 27 - £32,000pa
Nov 27-Nov 28 - £33,000pa
Nov 28-Nov 29 - £34,000pa
Nov 29 onwards - £35,000pa

Price

o/o £380,000 are invited.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

T. 07990 505 421 andrew@brittonproperty.co.uk brittonproperty.co.uk

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Viewing strictly by appointment with -

BRITTON PROPERTY
Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

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