BRITTON PROPERTY

Investment For Sale

1594 Great Western Road
Glasgow G13 1HQ



Prominent West End Retail Investment Opportunity
VAT Free
Let to William Hill
Passing Rent: £37,000pa
Expiry: January 2029
Price: o/o £450,000 invited

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The subjects are situated on the North side of Great Western Road, east of its junction with Anniesland Cross at a prominent position in a heavily populated retail sector of Anniesland in Glasgow.

Neighbouring occupiers include Domino's, Cancer Research UK, Greggs, Baynes & Boots Pharmacy.

Accommodation

The property comprises a ground floor commercial space within a larger multi-storey mixed use development with single storey extension to the rear with loading area. The premises benefits from a substantial glazed frontage with ample of on street parking.

Internally the ground floor benefits from an open plan layout and has been fitted out to a high standard in accordance with the tenant's corporate fit out.

The premises extend to the following approximate areas:

Ground Floor: 2,215 sq ft / 205.82 sqm

Tenancy

The premises are let to William Hill Organisation Ltd on a FRI lease until 14th January 2029 with a break option on 14th January 2027.

The passing rent is £37,000pa with fixed increases in January 27 to £37,500pa and £38,000pa in January 28.

Price

o/o £450,000 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

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Viewing strictly by appointment with BRITTON PROPERTY

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Important Notice

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