Retail, High Street Retail, Retail - In Town, Retail - Out Of Town

FOR SALE

TSA Property Consultants



Salvation Army, 46 Kilmarnock Road, Glasgow, G41 3NH

Shawlands Salvation Army Retail Investment Extended to 2036 Rent Increases to £35,000p.a.x

Summary

Tenure	For Sale
Available Size	6,439 sq ft / 598.20 sq m
Price	Offers in excess of £345,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Substantial Property
- Ground & 1st Floor
- Held on F.R.I Lease To Salvation Army
- Passing £32,000p.a.x.
- Prominent Frontage
- 6,439sq ft
- Expiring November 2036 (Extended)
- Rent increases to £35,000p.a.x

Salvation Army, 46 Kilmarnock Road, Glasgow, G41 3NH

Summary

Available Size	6,439 sq ft
Price	Offers in excess of £345,000
Business Rates	Upon Enquiry
VAT	Applicable. Transfer of a going concern
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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

Area

Ground: 286.07sqm (3,079sq ft)
1st: 312.15sqm (3,360sq ft)

Total: 598.22sqm (6,439sq ft)

Lease Summary

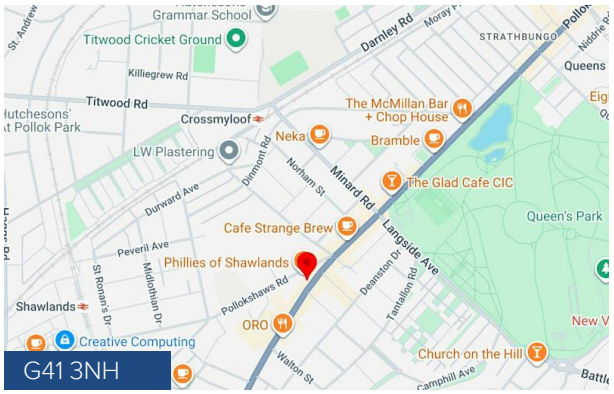
The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Salvation Army Trading Company Ltd
Expiry: 7th November 2036 (Extended)
Passing Rent: £32,000p.a.x
2027: £33,000 p.a.x
2028: £34,000 p.a.x
2029: £35,000p.a.x
Rent Review: 2029 (Upwards Only OMV)
Tenant Break: 3rd & 6th Anniversaries
(The tenant will receive a 3 month rent free period if 2029 break is not exercised)
The tenant has a current service charge cap of £1,472 which increases by 3% per annum

Location

Glasgow is the largest city in Scotland, with a population of over 635,000. The city has an extensive catchment, with the Greater Glasgow conurbation extending to approximately 2.3 million people within a one-hour drive time, accounting for more than 40% of Scotland's population.
Glasgow is the largest and most significant retail market in the UK outside of London's West End. The city is consistently ranked second in the CACI retail rankings and provides over 5.3 million sq ft of retail space.

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.







Viewing & Further Information

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