INVESTMENT FOR SALE

TSA Property Consultants



46 Kilmarnock Road, Glasgow G41 3NH

Substantial Property

- Prominent Frontage
- Ground & 1st Floor
- 6,439sq ft
- Held on F.R.I Lease To Salvation Army
- Expiring November 2036 (Extended)
- Passing £32,000p.a.x.
- Rent increases to £35,000p.a.x
- Price: o/o £345,000

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.

PROPERTY
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)

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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

PRICE
The property is available on a freehold basis for o/o £345,000.

V.A.T.
Figures quoted exclusive of V.A.T

E.P.C
Available on request

LEASE & TITLE
Available on request

VIEWING
Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.