Retail - In Town

FOR SALE

TSA Property Consultants



14 Gibson Street, Glasgow, G12 8NX

Rarely Available Glasgow West End Retail Investment Expiring 2035 In Densely Populated Student Area

Summary

Tenure	For Sale
Available Size	538 sq ft / 49.98 sq m
Price	£170,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

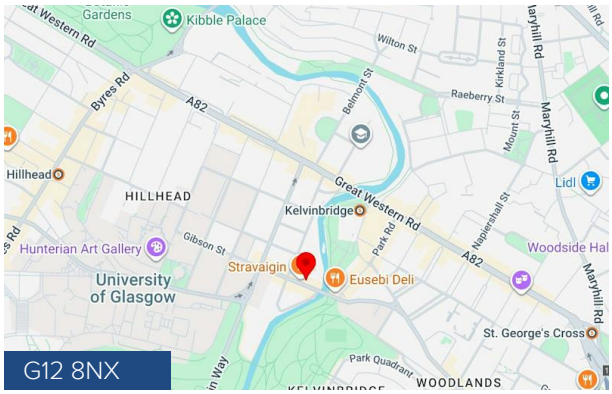
Key Points

- Rarely Available West End Location
- Ground & Mezz
- Held on F.R.I Lease on Personal Name
- Passing £10,200p.a. (ERV £15,000p.a.)
- Centre of Student Area
- 538sq ft
- Expiry 2035
- Price: £170,000

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Summary

Available Size	538 sq ft
Price	£170,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises a ground floor retail unit within a larger mixed use sandstone development.

The unit under consideration offers a ground floor hair salon with w.c. facilities at ground floor and converted mezzanine offering 2 partitioned treatment rooms, and relaxation area.

The property is presented in excellent condition having been extensively refurbished by the tenant.

Area

Ground: 33.91sqm (365sq ft)
Mezz: 16.07sqm (173sq ft)

Total: 49.98sqm (538sq ft)

Lease Summary

The property is held on a full repairing and insuring head lease on a personal name expiring 2035 at a current passing rent of £10,200per annum with rent reviews every 5 years with 2025 rent review outstanding.

Location

The property is located on the north side of Gibson Street close to its junction with Otago Street, within the Hillhead area of Glasgow's west end.

Gibson Street is located in the vibrant Hillhead district of Glasgow's West End, nestled between the bustling areas of Kelvinbridge and Byres Road. This attractive residential and commercial street lies just west of the River Kelvin and is in close proximity to the University of Glasgow campus. The surrounding neighbourhood is one of Glasgow's most desirable and cosmopolitan locations, known for its Victorian architecture, independent shops, cafés, and strong cultural scene.

The area benefits from a large and diverse catchment population, heavily influenced by the significant student and academic community associated with the University of Glasgow, alongside young professionals and families. This creates a dynamic, high-footfall environment with strong demand for local services and amenities. Excellent transport links further enhance its accessibility, with Hillhead Subway Station just a short walk away, frequent bus services along Great Western Road and Byres Road, and easy access to the city centre via the Glasgow Subway's Inner and Outer Circles, as well as nearby rail connections.

Viewing & Further Information

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INVESTMENT FOR SALE

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Rarely Available West End Location

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PROPERTY

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Rarely Available West End Location

AREA
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Total: 49.98sqm (538sq ft)

LEASE SUMMARY
The property is held on a full repairing and insuring head lease on a personal name expiring 2035 at a current passing rent of £10,200per annum with rent reviews every 5 years with 2025 rent review outstanding.

SALE
The property is available on a freehold basis for £170,000

V.A.T.
The property is not elected for V.A.T.

E.P.C
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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.

INVESTMENT FOR SALE

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14 Gibson Street, Glasgow, G12 8NX

Rarely Available West End Location

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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.