INVESTMENT FOR SALE

TSA Property Consultants



1594 Great Western Road, Glasgow, G13 1HQ

West End Commercial Premises

- West End Commercial Premises
- Prime Investment Opportunity
- Rarely Available
- Let To William Hill
- V.A.T. Free Investment
- Passing Rent: £38,000p.a.
- Expiry February 2037 (extended)
- Sale: Offers Over £470,000

LOCATION

The subjects are situated on the North side of Great Western Road, East of its junction with Anniesland across at a prominent position in a heavily populated retail sector of Anniesland in Glasgow. Neighbouring occupiers include Domino's, Cancer Research UK, Paddy Power & Boots Pharmacy.

PROPERTY

The property comprises a substantial ground floor commercial space within a larger multi-storey mixed use development.

Offering a prominent aluminium framed and glazed frontage with double automatic doors, the space benefits from an unrivalled frontage in the area, with the added benefit of ample on street parking.

The property has been fitted out to a high standard in accordance with each tenants correlate specifications, including benefitting from air conditioning system throughout providing heating and cooling.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following internal area;

205.82sqm (2,215sq ft)

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EXECUTIVE SUMMARY

The properties are held on individual lease on the following terms;

Let to William Hill Organisation Ltd since 2016 expiring February 2037 (extended) with a current passing rent of £38,000p.a. The tenant has an option to determine along with a rent review clause in January 2034

William Hill is a prominent British gambling company founded in 1934, known for sports betting, online casino games, poker, and bingo. William Hill is a subsidiary of Evoke plc (formerly 888 Holdings), which acquired it from Caesars Entertainment in July 2022 for £1.95 billion.

As part of Evoke plc, William Hill's operations contribute significantly to the group's revenue, particularly in the UK & Ireland segment (online and retail), which accounted for approximately two-thirds of Evoke's total revenue.

For the first nine months of 2025, Evoke's group revenue was £1.323 billion (up 3% year-over-year), with UK & Ireland revenue (largely William Hill) flat year-over-year.

In the UK, William Hill holds about 22% of the retail betting market and 9% of the online market. It is a top-3 brand in UK sports betting

SALE

Our client would consider disposing of their freehold interest at offers over £470,000

V.A.T

The properties are not elected for V.A.T.

E.P.C

Available on request

TITLE

Available on request

Legal

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

TSA Property Consultants

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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, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.