



199 Crossloan Road, Govan
GLASGOW G51 3QB

INVESTMENT FOR SALE

- Single let investment
- Let to Mrs Safreen Akhtar t/a Spicy Corner
- 14+ years unexpired
- Rent £12,000 pa
- Class 3 Use Consent (Food + Drink)
- VAT Free Investment
- Offers over **£110,000** reflecting a net initial yield of **10.72%**

LOCATION

The property is located in Govan, a popular residential district 2 miles West of Glasgow city centre. Govan has a resident population of 6,000.

The area is set to benefit from £17,000,000 of investment from Glasgow City Council which will create 100+ new homes. Click [here](#) for further info.

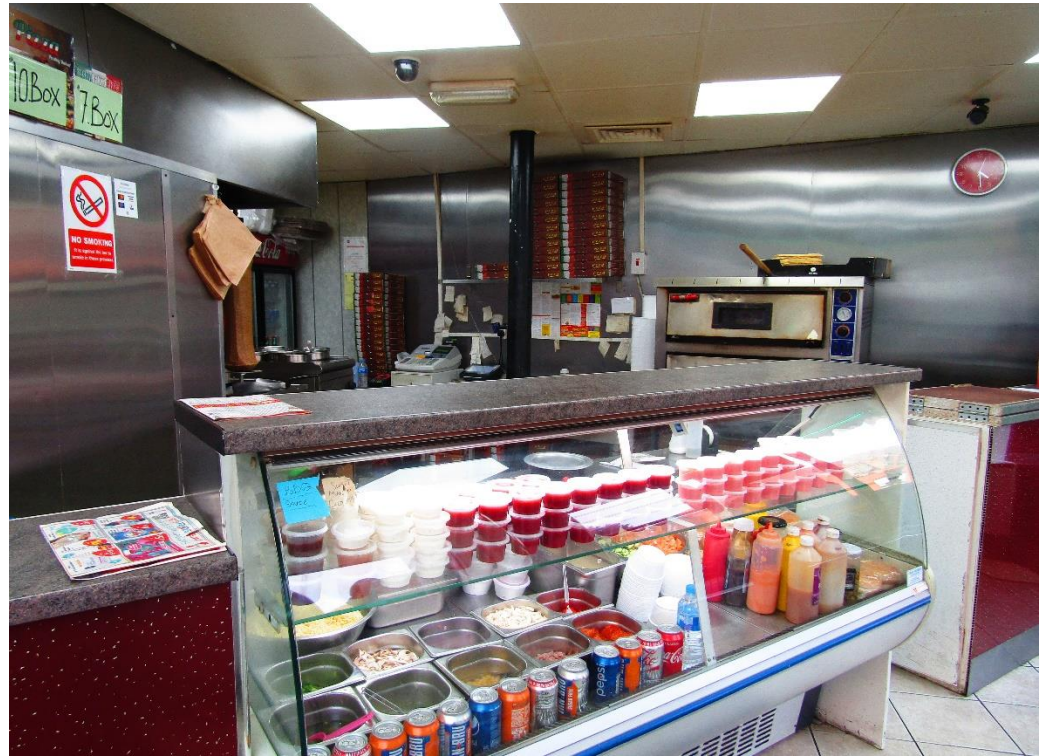
The subjects are located on Crossloan Road at its junction with Uist Street. Crossloan Road is an arterial route which is served by numerous bus routes.

DESCRIPTION

The subjects comprise the ground floor of a 4 storey traditional stone tenement. The property comprises a hot food takeaway with sales counter to the front area and kitchen facilities to the rear.

The Net Internal Area (NIA) of the premises is 49.63 sq m (534 sq ft).

The property benefits from **Class 3** Use Consent (Food & Drink).



TENANCY

The property is let to Mrs Safreen Akhtar, trading as Spicy Corner, on a Full Repairing and Insuring (FRI) basis from 10/03/2011 to 09/03/2032.

The current passing rent is £12,000 per annum. The rent will be reviewed on the 10th March 2020, 2023, 2026 & 2029 to the higher of the passing rent or the Open Market Value.

Spicy Corner is an Indian Takeaway which trades daily from 4pm – 11pm (12pm on weekends). [click here](#) for their website.

Spicy Corner has a 'Just Eat' rating of 4.9/6 – [click here](#) for more info.



TENURE

Heritable (Scottish equivalent of English Freehold).

TITLE

The property forms part of a larger building and has a proportionate share of communal repairs. The tenants annual liability had been capped at £800 pa. Further details are available on request.

EPCs

A copy of the EPC report is available on request.

VAT

The property is NOT elected for VAT and therefore VAT will not be payable on the purchase price.

PROPOSAL

Offers in excess of **£110,000** representing a **Net Initial Yield** of **10.72%** assuming purchaser's costs of 1.80%.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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