

FOR SALE

Retail Investment

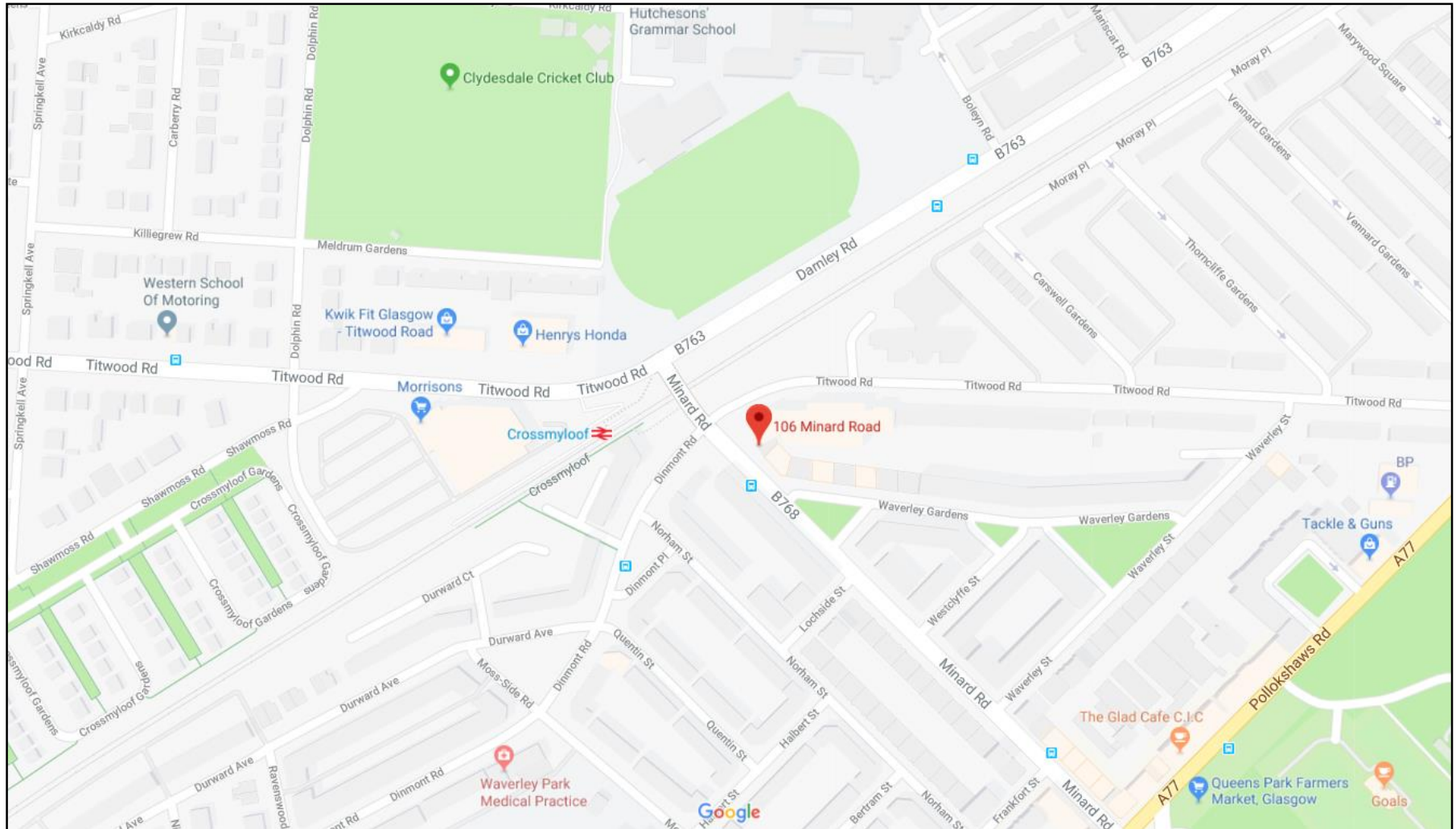


106 Minard Road, Glasgow, G41 2DL

- Single let convenience store investment
- Located in close proximity to Crossmyloof Train Station
- 29 years unexpired term with **No Breaks**
- Low passing rent of £15,000 pa (£10.00 psf)
- Offers over £147,500 reflecting an attractive NIY of 10%

Reith 
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Commercial Property Advisers

Location Plan



FURTHER INFORMATION

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Location

The premises are located in Crossmyloof, a busy residential suburb of Glasgow. Minard Road is one of the cities main arterial roads and the subjects also benefit from being located in close proximity to Crossmyloof Railway Station.

The property has extensive frontage on to Minard Road and is situated a short distance from Hutchesons Grammar School.

Subjects

The property comprises a retail unit extending to the following approximate floor areas:-

Ground	68.74 sq m	740 sq ft
Basement	70.6 sq m	760 sq ft
Total	139 sq m	1,500 sq ft

Business Rates

The subjects have been entered in the Valuation Role at a Rateable Value of £6,400 and as such the property is eligible for 100% small business rates relief.

Lease Term

The subjects are leased on Full Repairing and Insuring terms from 31st January 2017 until 31st January 2047 at a passing rental of £15,000. Rent is reviewed to open market value every 3 years.

The landlord holds a deposit of £4,000 to be held until the 5th anniversary of the lease commencement when it is returned subject to the tenant having fulfilled their obligations under the lease.

EPC

A copy of the EPC will be made available on request.

Proposal

Offers in excess of **£147,500** are sought reflecting a **Net Initial Yield of 10%** assuming standard purchasers costs of 1.8%.

The property has been elected for VAT and therefore, VAT will be payable in respect of the purchase price. We anticipate the transaction can be treated as a TOGC (Transfer of Going Concern).