



1600 Great Western Road, Glasgow, G13 1HQ

West End Commercial Premises

- Prime Investment Opportunity
- Let To Amiry Gilbride Pharmacy
- Expiry June 2039
- Passing £42,000p.a
- V.A.T. Free Investment
- Sale: P.O.A.

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 properties comprises a ground floor commercial space within a larger multi-storey mixed use development with single storey extension to the rear with loading area.

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 the tenants corporate 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;

152.29sqm (1,639sq ft)



1600 Great Western Road, Glasgow, G13 1HQ

West End Commercial Premises

EXECUTIVE SUMMARY

Let to Amiry & Gilbride Healthcare Ltd
 expiring June 2039, with tenants option in
 2029 & 2034 currently passing
 £42,000p.a.

SALE

Our client would consider disposing of their
 freehold interest, price on request

V.A.T

The property is 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

162 Buchanan Street
 Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

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 to 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 will inform
 all enquiries at the earliest opportunity.