

FOR SALE - INVESTMENT

196 BATH STREET
GLASGOW, G2 4HG



KEY HIGHLIGHTS

- 3,195 sq ft
- Fully refurbished to a very high standard
- Arranged over ground, first and second floors
- Average WAULT of 3.39 years
- Well-presented prime townhouse investment
- Benefits from attractive original features
- Let to 3 x separate tenants - with total rent of £70,800 PA
- Offers over £650,000 + VAT invited = 10.37% NIY

SUMMARY

Available Size	3,195 sq ft
Price	Offers in excess of £650,000 A purchase at this level reflects a NIY of 10.37% after purchasers costs.
VAT	Applicable
BER Rating	Upon enquiry

DESCRIPTION

Fully refurbished 3 x storey blonde sandstone townhouse with a modern spec whilst retaining its attractive original features.

Secure door entry system leading into attractive common entrance hall where a single staircase provides access to the upper floors.

Communal WC facilities are provided on the ground and second floor.

LOCATION

The subjects are located within the heart of Glasgow City centre on the north side of Bath Street, within its prime section a short distance east of its junction with Douglas Street. Glasgow's main shopping streets, Buchanan Street & Sauchiehall Street, are located a 5-minute walk away as well as being located within a core business / office area of the city centre.

Metered on-street parking is provided to the front whilst numerous multi-storey car parks are found within the immediate vicinity. Excellent public transport links are also provided with numerous bus services operating on Bath Street whilst Cowcaddens Underground Station and Charing Cross Railway Station are both a short walk away.

ACCOMMODATION

The accommodation comprises the following areas:

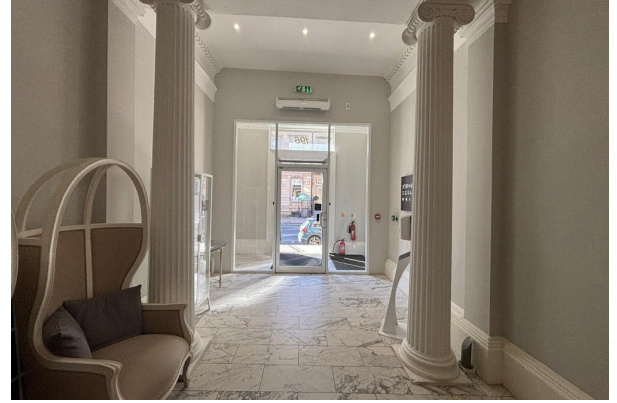
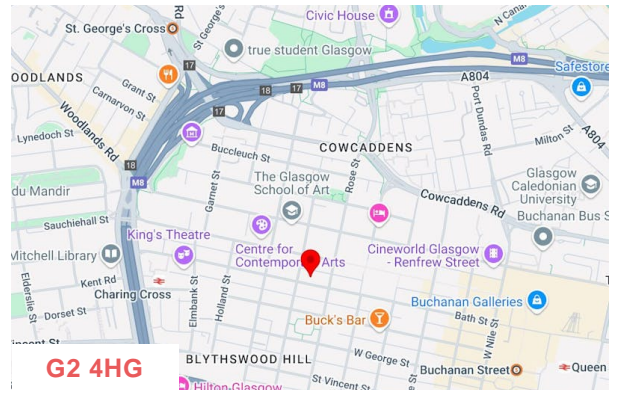
Name	sq ft	sq m	Rent	Availability
Ground - Stephen Doran Ltd	873	81.10	£30,000 /annum	Let
Ground - Delaney Graham Ltd	267	24.81	£5,006.25 /annum	Let
1st - Kinesys Consulting Ltd	1,106	102.75	£18,000 /annum	Let
2nd - Delaney Graham Ltd	949	88.16	£17,793.75 /annum	Let
Total	3,195	296.82		

TENANCY INFORMATION

GF Front - Let to Stephen Doran Ltd (Hair Salon) 10 year IRI lease from June 2022, tenant only break in June 2027. Passing rent of £30,000 pa subject to review in June 2027 RPI capped and collared at 2-4%.

1st Floor - Let to Kinsey Consulting Ltd (Medical Sector) on a 8 year IRI license from 2019, no reviews or breaks, passing rent of £18,000 per annum.

2nd Floor & Ground Floor Rear - Let to Delaney Graham Ltd (Solicitors) on a 7 year IRI license from November 2021, no breaks, passing rent of £22,800 subject to open-market review in November 2026.



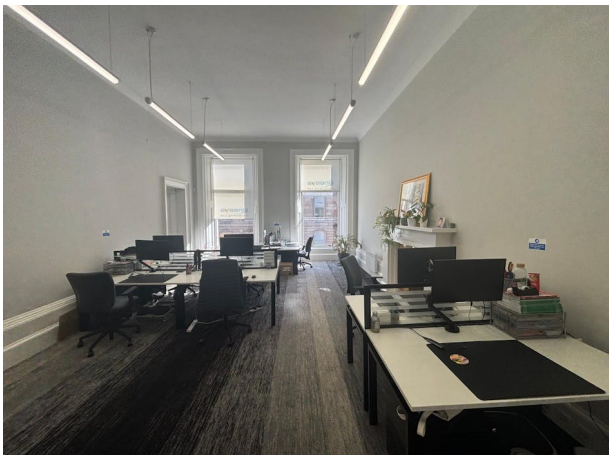
VIEWING & FURTHER INFORMATION

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