



Salvation Army, 444-446 Dumbarton Road Glasgow G11 6SE

- West End Location
- Well Established Charity Shop
- Held on F.R.I Lease To Salvation Army
- Expiry July 2032
- Passing £18,500p.a (Low Rent)
- Next RR July 2027
- Price: £250,000

LOCATION

The property is situated on the north side of Dumbarton Road, close to its junction with Crow Road within the suburb of Partick within the outskirts of Glasgow's west end and lie approximately 2 miles from the city centre.

The West End is a populated residential location and the immediate surrounding area has a large resident student population with the University of Glasgow being a short walk from the subjects. There have been a number of large student housing developments built in recent times with others currently on-site further boosting the student population locally.

Neighbouring occupiers include Suisse Chinese, The Rosevale Tavern, Marks & Spencer, Sainsburys, McDonald's, British Heart Foundation.

PROPERTY

The property comprises a very well presented ground floor commercial space within a larger 4 storey sandstone tenement.

The property benefits from a prominent frontage with dual display windows either side of the single recessed entrance door. Internally the property is well presented with open plan retailing space, partitioned stores, tea prep and w.c facilities

LEASE SUMMARY

Held on a full repairing and insuring head lease to Salvation Army Trading Co until 23rd July 2032 (extended in 2022) at a passing rent of £18,500p.a with a review and tenants option to determine in July 2027.



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AREA

Ground: 1300sq ft
Basement(store): 900Sq ft

Total: 2,200sq ft

SALE

The property is available on a freehold investment basis for £250,000

V.A.T

The transaction will not be subject to V.A.T

LEGAL

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

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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, 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.