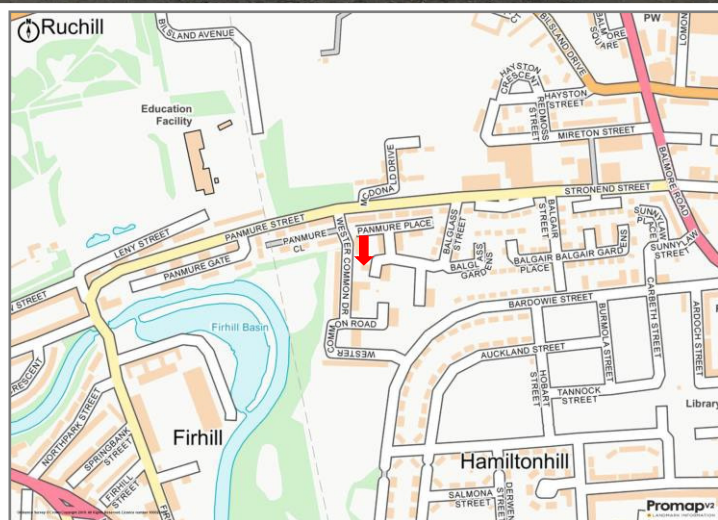




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INVESTMENT FOR SALE

1 Wester Common Drive, Glasgow G22 5PG

- NIA 139.55 sq m (1,502 sq ft)
- Licensed convenience store
- Tenant been in occupation since 2008
- 3.5 years remaining term
- Offers over £140,000

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subject property is positioned on the eastern side of Wester Common Drive with vehicular access afforded via Wester Common Road in the Possilpark area of Glasgow. The property serves a high density of residential dwellings in the immediate vicinity with Queens Cross Housing Association headquarters also situated to the south. The wider area is also benefiting from further residential developments. This location has access to reasonable transport links and good levels of car parking.

DESCRIPTION

The subject property comprises a licensed convenience store forming the entirety of a single storey detached building with associated car parking.

ACCOMMODATION

A licensed convenience store, the subjects benefit from a large open plan retail area, associated storage space and staff accommodation

FLOOR AREA

We calculate the net internal floor area of the shop at 139.55 sq m (1,502 sq ft).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – F

RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £8,000.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme.

PRICE

Our client is seeking offers over £140,000 for their heritable interest in the property.

VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

Tenant:	LEASE EXPIRY	REMAINING TERM	AGREEMENT	AREA (NIA) SQ FT	RENT (P.A.)
Azria Akhtar	21.06.2023	c.3.5 years	Full Repairing & Insuring lease agreement	1,502	£13,000**

**An annual rent of £15,600 was agreed at review in 2013 which remains in place although has not been formally documented.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Grant Strang / Gregor Hinks | Tel. 0141 337 7575

Grant.strang@alliedsurveyorsscotland.com / gregor.hinks@alliedsurveyorsscotland.com