

## FOR SALE - INVESTMENT

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12 KENILWORTH CRESCENT  
BEARSDEN, GLASGOW, G61 4DG



### KEY HIGHLIGHTS

- 4,100 sq ft
- Ideally located close to local primary schools
- Lease expiry in April 2039 with no breaks
- Offers over £315,000 = NIY 8.01%
- Let to a popular and well-established after school care club
- Passing rent of £26,041.85 per annum
- 4 yearly upwards only reviews, greater of OMR or RPI 2-4%

## SUMMARY

Available Size	4,100 sq ft
Price	Offers in excess of £315,000 A price at this level reflects a NIY of 8.01 % after purchasers costs.
Business Rates	Upon Enquiry
VAT	Applicable. A sale is anticipated to be by way of TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

After school care / nursery premises arranged over ground floor and first of concrete frame construction.

Internally the subjects are well-fitted with all works carried out to the tenant demonstrating their commitment to the site.

Internally both floors provide open-plan accommodation on both floors with WC's on each.

An outdoor play area is found to the rear as well as dedicated car park, ideal for child drop off and pick up.

## LOCATION

The subjects are located within the affluent commuter suburb of Bearsden approximately 5 miles north of Glasgow city centre.

More specifically the subject property is located on the northwestern fringes of Bearsden on Kenilworth Crescent, just off the A810 Duntocher Road in a popular residential area next to Castlehill Primary and St Nicholas's Primary schools.

The A810 connects with the A809 Drymen Road just a short distance to the east which is a main arterial route carrying traffic in and out of Bearsden to the south.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,000	185.81	Available
1st	2,100	195.10	Available
<b>Total</b>	<b>4,100</b>	<b>380.91</b>	

## TENANCY INFORMATION

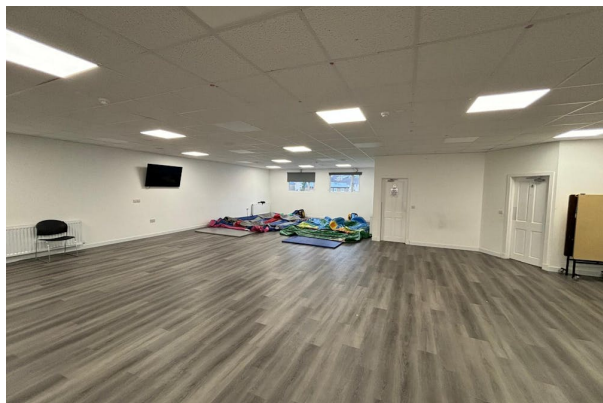
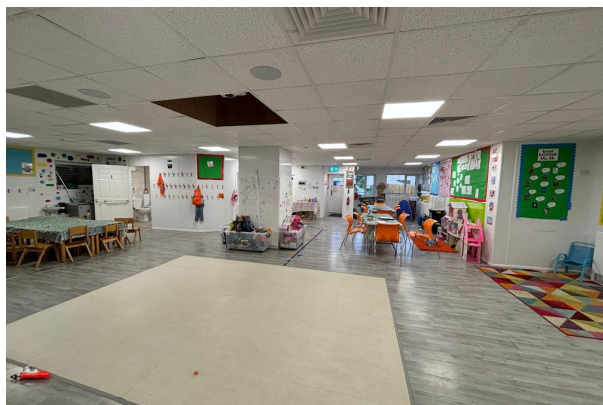
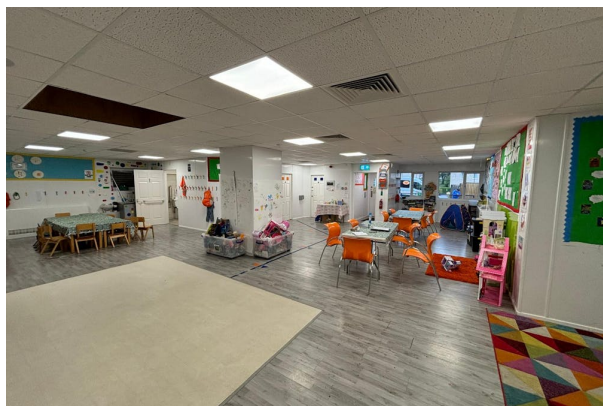
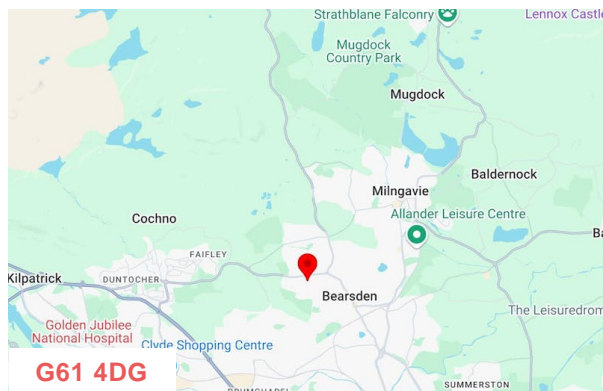
Tenant: Skoolz Out Child Care Limited (SC609268)

Lease Start: April 2019

Lease Expiry: April 2039, no breaks

Passing Rent: £26,041.85

Rent Reviews: 4 yearly with next in April 2027 to higher of open-market rent or RPI collared at 2% and capped at 4% per annum.



## VIEWING & FURTHER INFORMATION

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