

FOR SALE

RETAIL INVESTMENT

135 HYNDLAND ROAD
GLASGOW • G12 9JA

Prominent retail unit with large display frontage in prime West End location.

Let to Biscuit Clothing Ltd. until Feb 2030.

Passing rent of £30,000p.a.

Net Internal Area - 93.72 sq.m.
(1,009 sq.ft). approx.

OFFERS OVER £350,000
ARE INVITED (8.28% NIY)

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615



DM HALL
CHARTERED SURVEYORS

LOCATION

The property is located on the south side of Hyndland Road within an established retail and leisure parade in Hyndland.

Hyndland is an affluent area within Glasgow's West End with the City Centre lying approx. 3 miles to the east.

The surrounding area is predominantly retail, restaurants and bars occupying ground floor level and residential above.

Occupiers within the immediate vicinity include Marie Curie, Epicures of Hyndland, Rose n' Thyme Florist, Hyndsight Opticians and ShopLocal.

DESCRIPTION

The unit is on the ground floor of an attractive 4-storey tenement building.

Internally, the shop is rectangular in shape with open plan shop/sales area to the front and kitchen, storage and toilet facilities to the rear. There are 2 small fitting rooms accessible to customers from the sales area.

ACCOMMODATION

Net Internal Area - 93.72 sq.m (1,009 sq.ft.) approximately.

TENANCY

The property is let to Biscuit Clothing Ltd. (SC495511) on a Full Repairing and Insuring Lease expiring 10 February 2030. The current passing rent is £30,000 per annum. There is an upward only Rent Review due 10 February 2025 and every 5 years thereafter. There is a Tenant only break option 10 February 2025.

RATES

Rateable Value - £29,500.

DISPOSAL TERMS

Offers in excess of £350,000 are invited for the benefit of our clients heritable interest, subject to and with the benefit of the existing occupational lease.

A purchase at this price would reflect a Net Initial Yield of 8.28%, following the deduction of purchasers costs.

VAT

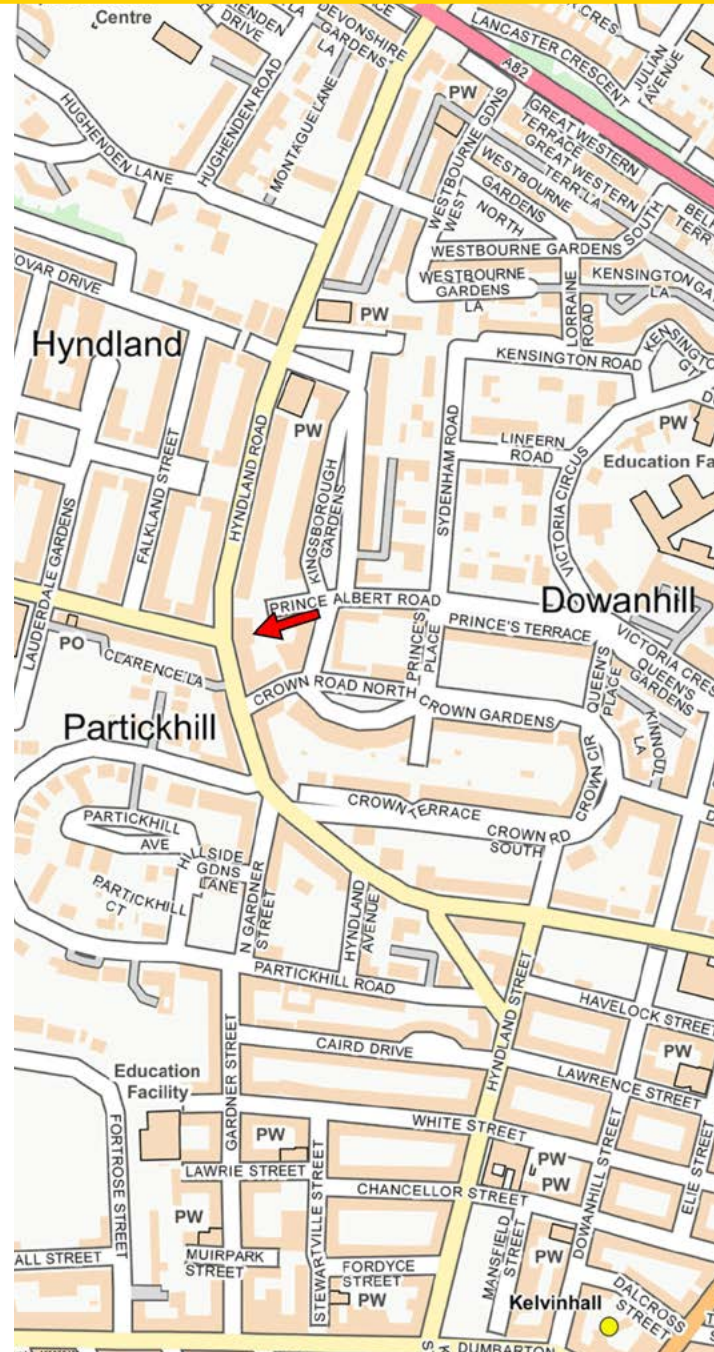
All prices quoted are exclusive of VAT, where applicable.

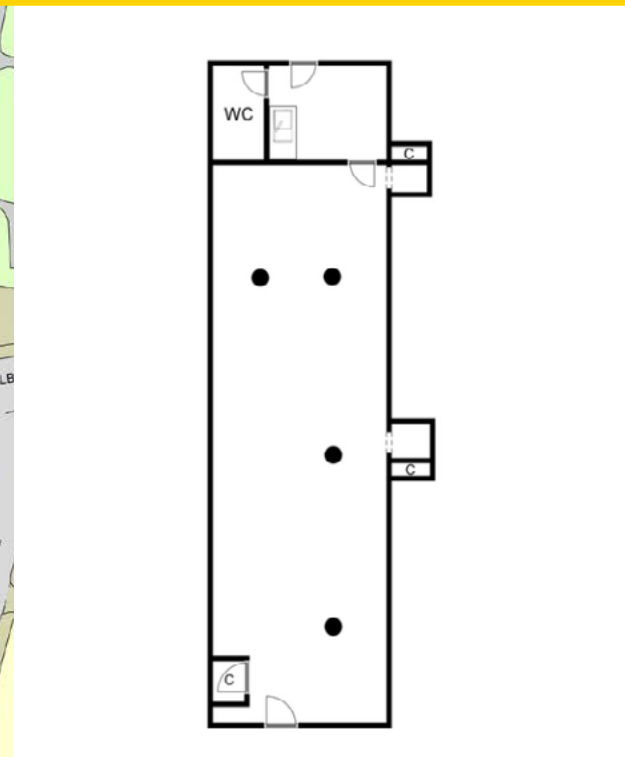
EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.





VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

Tel: 07876 541654

e: Claire.Hutton@dmhall.co.uk

OR

Jonathan McManus

Tel: 07771 606582

e: Jonathan.McManus@dmhall.co.uk



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