



FOR SALE

MIXED USE CITY CENTRE INVESTMENT OPPORTUNITY

239 – 243 SAUCHIEHALL STREET, GLASGOW, G2 4EN

- Excellent investment opportunity
- Building has recently undergone external refurbishment
- Fully let to 3 x separate tenants
- Prime section of Sauchiehall Street opposite McLellan Works
- Neighbouring occupiers include Black Sheep Coffee, Taco Bell, Heavenly Desserts, Tesco
- Total rental income of £71,500 per annum
- **Offers over £750,000 = NIY 9.06% and reversionary yield of 10.01% after purchasers' costs**

LOCATION

Located within heart of Glasgow City Centre commanding a highly prominent corner position on the south side of Sauchiehall Street by its junction Blythswood Street.

Across the road is the highly successful McLellan Works and is in close proximity to the Glasgow School of Art, GFT, Magwrx as well as the Buchanan Galleries.

Regular bus services operate on Sauchiehall Street whilst Cowcaddens Underground Station, Queen Street & Central Railway Stations and Buchanan Bus Station are all a short walk from the subjects.

Metered on-street parking is provided as well as numerous multi-storey car parks in the immediate vicinity.

Neighbouring occupiers include Black Sheep Coffee, Sprigg, Cupp, Taco Bell, Heavenly Desserts, Nando's, Tesco.

DESCRIPTION

Fully refurbished mid-terraced building arranged over basement, ground, first and second floors.

Each unit is fully self-contained with dedicated WCs and separate utilities.

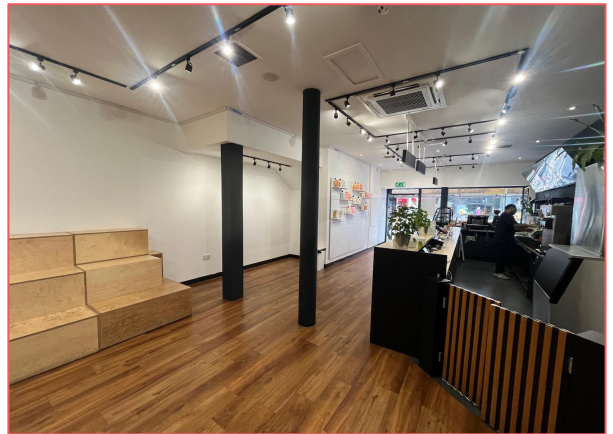
TENANCY SCHEDULE

Unit	Position	Tenant	Area	Term	Passing Rent	Rent Review
239	Basement Public House with late licence	Ali McFlys Ltd	1,810 sq ft	10 years from Jun 23, no breaks.	£35,000	Fixed uplift to £39,000 in 2028 to expiry
241	Ground Floor Bubble Tea Café	IMMI Tea Club Ltd	1,558 sq ft	8 years from Sept 24, no breaks	£22,500	Fixed uplift to £25,000 in 2027 to expiry
243	1 st Floor Theatre School	Vivace Theatre School CIC	1,171 sq ft	3 years from April 2024 In occupation since 2014	£8,000	
243	2nd Floor Theatre School	Private Individual t/a Vivace Theatre School	1,030 sq ft	As above	£6,000	
		TOTAL	5,569	TOTAL	£72,500 PA	

Ground Floor



Ground Floor



PLANNING

239 Sauchiehall Street - Public House with late 3AM license.

241 Sauchiehall Street – Class 1A

243 Sauchiehall Street – Class 11

VAT

The subjects are elected for VAT, however, it is anticipated that a sale will be by way of a TOGC.

EPC

Available on request

ASKING TERMS

Offers over £750,000 are invited for our client's heritable interest with the benefit of the existing leases.

A purchase at this level reflects a NIY of 9.06% and a reversionary yield of 10.01% after purchasers' costs.

VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents;

Gregor M Brown

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G·M·BROWN

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1st Floor



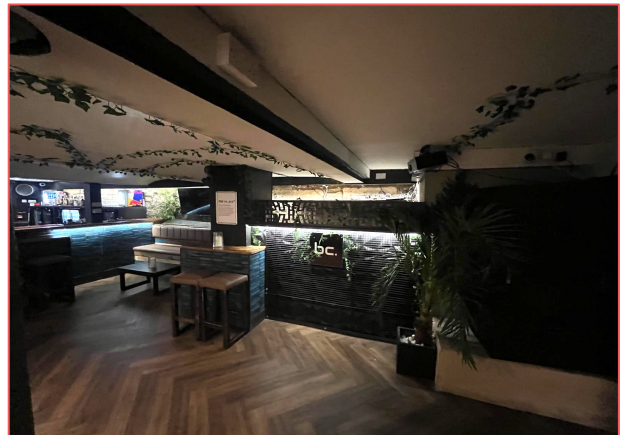
2nd Floor



Basement



Basement



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