



FOR SALE

MIXED USE INVESTMENT OPPORTUNITY

31–37 ADMIRAL STREET, KINNING PARK, GLASGOW, G41 1HP

- Located within the popular Kinning Park area of Glasgow
- Fully let to four tenants
- 1 x showroom, 2x gym operators, 1x workshop/office user
- Total GIA – 21,750 SQ FT
- Total Rent - £136,000 per annum
- WAULT – 8.56 years
- **Offers offer over £1.425M invited = 9% NIY**



LOCATION

The subjects are located within the popular Kinning Park area of Glasgow situated one mile south-west of Glasgow City Centre.

More specifically the subject property is situated on the east side of Admiral Street between its junctions with Milnpark Street and Admiral Street.

The M8 motorway is accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

Convenient access to public transport links are provided with both Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

Neighbouring occupiers include Cotton Print Factory Shop, Nu-Rest Reupholstery and McAlpine Fire Places.

DESCRIPTION

The property was originally occupied by a flag maker and ship's chandlers and thereafter converted into a multi-let building in the 1990's.

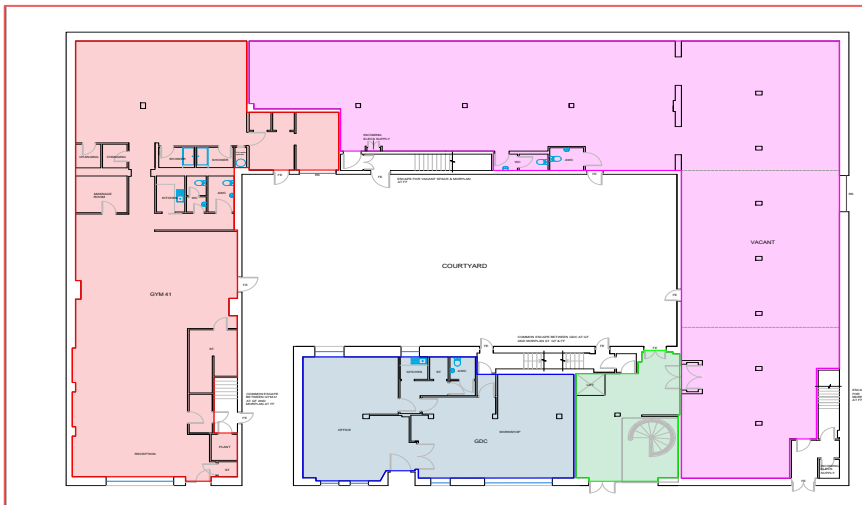
Two storey building of concrete frame construction infilled with blockwork and surmounted by a pitched roof that has been over-clad in recent years.

The building has been sub-divided to create 4 x self-contained units; 3x ground floor and 1x first floor. Each tenant has fitted out their space to a high standard.

A large secure yard is provided as well as a central courtyard area.

Plentiful free on-street parking is provided on Admiral Street itself along with its surrounding streets.

GROUND FLOOR PLAN



- Pink - Fly Gym
 - Green - Morplan
 - Blue - BnB Host
 - Red - Two Birds Fitness
- Morplan occupy the full 1st floor

TENANCY SCHEDULE

Unit	Tenant	GIA	Lease Start	Lease Expiry	Break Option	Rent Review	Rent PA	Unexpired Term	Term Certain
31	Two Birds Fitness Limited	3,486	Dec 23	Nov 31	Nov 26	-	£20,000 £5.74psf	7.42	2.42
33	BNB Host Ltd	1,450	Apr 24	Apr 29	-	Apr 27	£14,000 £9.66psf	4.86	4.86
33A	Futureproof G1 Ltd t/a Fly Gym	5,188	Apr 24	Apr 34	Apr 29	Apr 29	£36,000 £6.94psf	9.83	4.83
35 - 37	Morplan Ltd	11,626	Jun 23	Jun 33	Jun 28	Jun 28	£66,000 £5.68psf	8.99	3.99
Total		21,750					£136,000	Av - 8.56	Av - 4.07

- All leases are Full Repairing and Insuring (FRI)
- 3 month rental deposits are held on 31, 33, 33A that will be transferred to a purchaser
- There is a service charge budget in place with further info available on request

Morplan

The number one supplier to the UK's retail and fashion industries with 4 UK locations. Clients include Harrods, H&M, John Lewis and Nike.

Have been in occupation for over 10 years

www.morplan.com



Fly Gym

Popular local gym operators with focus on group class training with high membership count.

Recently upsized into Admiral Street

www.fly.fit



Two Birds Fitness Boutique

Boutique Fitness studio providing group classes as well as 1:1 classes.

Recently upsized into Admiral Street

www.twobirdslife.co.uk



BNB Host

Air BnB management business with strong and growing portfolio of clients.

Recently upsized into current unit bringing office and storage into the one space.

www.bnbhost.co.uk



EPC

Available on request

VAT

The subjects are elected for VAT.

ASKING TERMS

Offers over £1,425,000 are invited for our clients heritable interest with the benefit of the existing leases.

A purchase at this level reflects a NIY of 9% after purchasers costs.

VIEWING & FURTHER INFORMATION

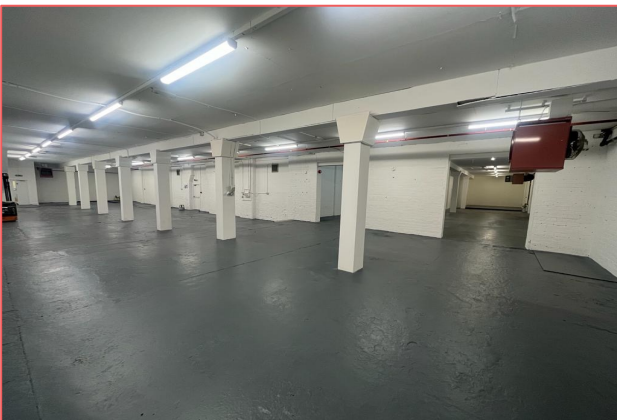
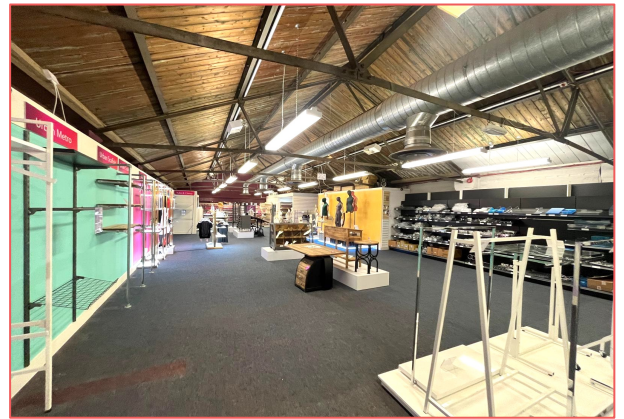
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