

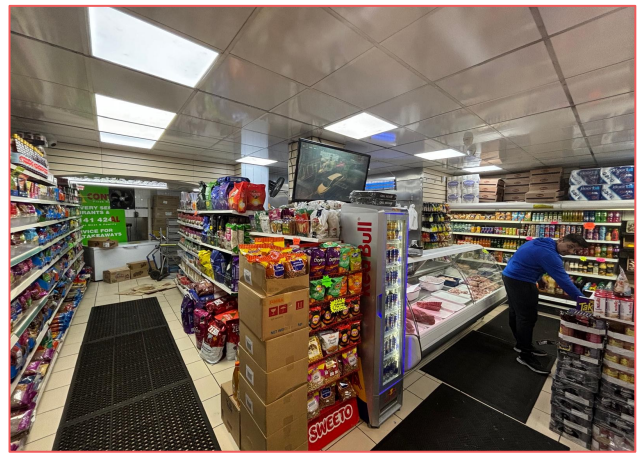
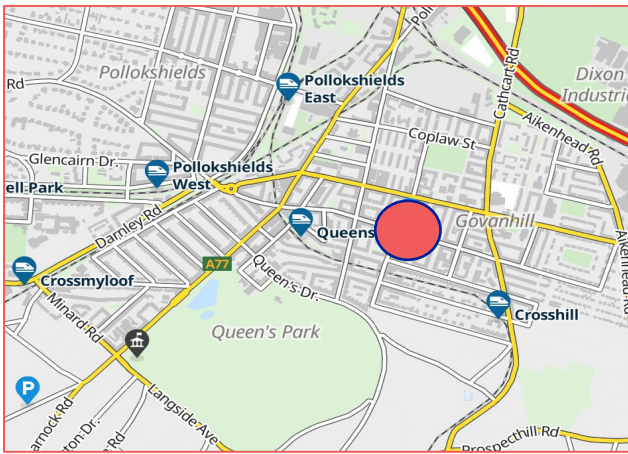


FOR SALE

RETAIL INVESTMENT

207 ALLISON STREET, GOVANHILL, GLASGOW, G42 8RU

- Located within the busy and popular Govanhill area of Glasgow's south side
- Let to long established local retailer
- Tenant has been in occupation since 2018
- Expiry September 2028
- NIA – 1,034 SQ FT
- Low passing rent of £11,000 per annum
- Next rent review in September 2024
- **Offers over £140,000 invited**



LOCATION

Located within the popular Govanhill area of Glasgow's South Side just 1.5 miles south of the city centre.

More specifically the subjects are situated on the north side of Allison Street between its junctions with Langside Road and Annette Street.

Allison Street is a busy through road connecting Victoria Road with Cathcart Road.

Free on-street parking is provided to the front.

Regular bus services are found nearby on Victoria Road and Cathcart Road.

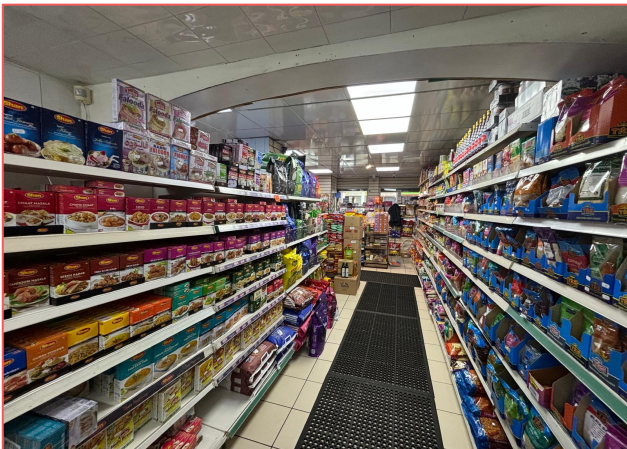
Queens Park Railway Station is situated a short walk west.

DESCRIPTION

Double fronted ground floor retail premises.

Externally benefits from 4 x display windows with pedestrian access door.

Internally provides well-fitted open-plan accommodation with WC to the rear.



ACCOMMODATION

	SQ M	SQ FT
NIA	96.03	1,034

TENANCY INFORMATION

The subjects are let to T & T Foods Ltd (SC615157) t/a AA Continental on FRI terms from September 2018 for a period of 10 years.

The passing rent is £11,000 and is subject to 3 yearly upwards only open-market rent reviews with the next in September 2024.

The tenant has the option to break at any time subject to providing no less than six months prior written notice.

EPC

Available on request.

ASKING TERMS

Offers over £140,000 are invited for our clients heritable interest with the benefit of the existing lease.

A purchase at this level reflects a NIY of 7.72%

VIEWING & FURTHER INFORMATION

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