



The Old Schoolhouse

Ref: 6846681

194 Renfrew Street, Glasgow, G3 6TX

Freehold: Offers Over - £1,800,000

28 Letting Rooms (single/double/family)

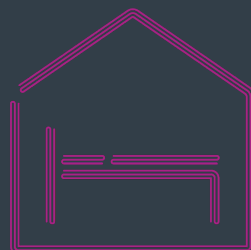
Situated in Glasgow City Centre

Communal Kitchen

Well Presented and Maintained Throughout

Energy Rating C

CLOSING DATE FOR BEST AND FINAL OFFERS - 3/6/2024 12PM



A rare opportunity to acquire a freehold property with letting rooms in Glasgow City Centre, which our client has owned for over 30 years.

The property is currently operating as a HMO however, there is potential for other developments going forward such as residential, student or hotel use.



Location

The property is situated on Renfrew Street in Glasgow City Centre, a short five minutes walk from Sauchiehall Street.

Glasgow is the most populous city in Scotland and, with a population of 622,820 (2022 census), the third most populous city in the UK. It offers a blend of internationally acclaimed museums and galleries, renowned concert and conferencing venues, stunning architecture, vibrant night-life, shopping and a diverse array of restaurants and bars, making the city an increasingly popular business centre and tourist destination for short breaks.

The city is well served by transport connections via air, road, rail and bus and has immediate access to the central Scotland motorway system via the M8 and the M74. Glasgow Central Station is around a 15 minute walk from the property with Queen Street Station around 20 minutes.

Glasgow Airport is nine miles west of the city with the journey taking around 15 minutes by bus. The Glasgow Airport Express leaves from Buchanan Bus Station which is a short 10 minute walk.

The Opportunity

An excellent opportunity to acquire a well presented HMO property in Glasgow which consists of 28 letting rooms.

Our clients have owned the property for over 30 years and have now decided that the timing is right to sell the property. Our client achieved the HMO License in 2007 and have since operated on the basis that the rent agreed would cover the gas, electricity, Wi-Fi and Council Tax. Communal areas were also cleaned on a daily basis.

Given that the property is situated in the heart of Glasgow City, it could also be developed for other residential uses, student accommodation or hotel which it has traded as in the past.

The property would be well suited to an investor, operator or developer.





Internal Details

A single door to the front of the property leads to the main reception area with a spacious kitchen to the left and a further door leading to a kitchen prep/cooking area which is fully equipped with ovens and dish washers.

There are a total of 28 rooms, all are ensuite except one room which has a private bathroom. The room schedule consists of five family rooms, 14 double rooms and nine single rooms. All rooms are spacious and furnished.

The property has been well maintained and decorated throughout and will require minimum capex from an ingoing purchaser. Previously, the property had been extended.



Fixtures & Fittings

All fixtures & fittings are included within the sale (excluding any personal items).

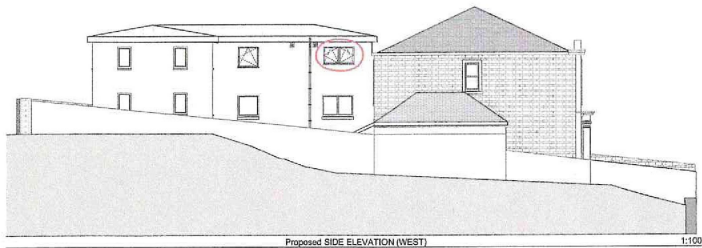
External Details

A detached B Listed 19th Century property of stone construction with a pitched and slated roof which was recently replaced in 2020.

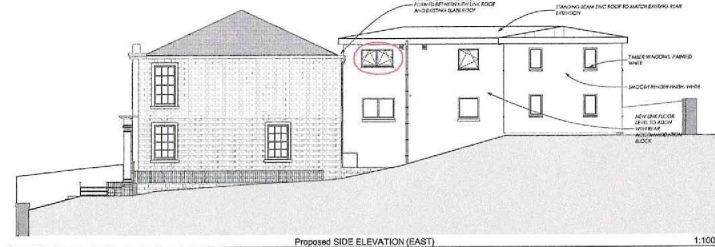
A small garden with private patio is to the front and to the rear is a new timber framed extension located on ground and first floors constructed of concrete block painted walls surmounted by a flat lead roof. Windows are double glazed casement units.

On-street paid for parking is available on a first come first served basis.





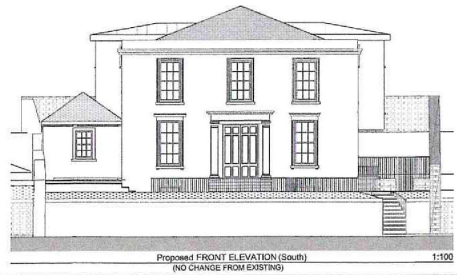
Proposed SIDE ELEVATION (WEST) 1:100



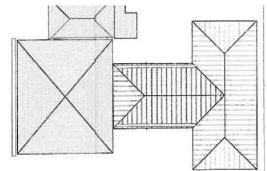
Proposed SIDE ELEVATION (EAST) 1:100



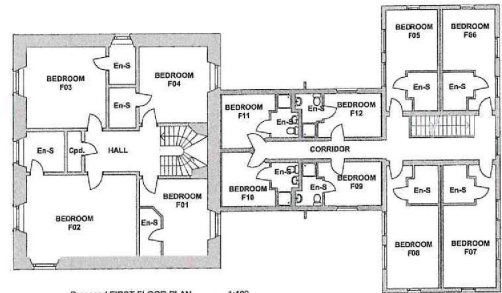
Proposed REAR ELEVATION (NORTH) 1:100
(NO CHANGE FROM EXISTING)



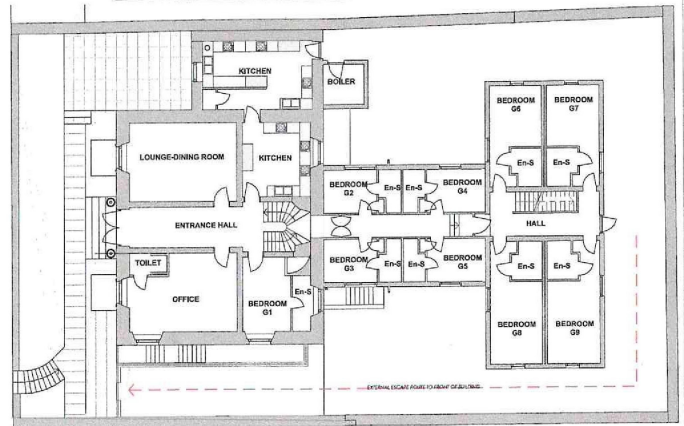
Proposed FRONT ELEVATION (South) 1:100
(NO CHANGE FROM EXISTING)



Proposed ROOF PLAN 1:200



Proposed FIRST FLOOR PLAN 1:100



Proposed GROUND FLOOR AND SITE PLAN 1:100

(NO CHANGE FROM EXISTING)

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OF THE PROJECT DRAWINGS LISTED ON THE TITLE SHEET.
 DRAWN BY: [Signature] DATE: 14/05/2014
 CHECKED BY: [Signature] DATE: 14/05/2014
 PROJECT NO: A201/1566
 PROPOSED PLANS AND ELEVATIONS
 UPPER FLOOR EXTENSION TO FORM ADDITIONAL BEDROOMS TO MR. K. MATHAN
 14A RENFREW STREET, GLASGOW, G3 6TX.
 SCALE: 1:100
 DATE: 14/05/2014

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189