



**For Sale** Investment Opportunity - 9 retirement flats to be sold with vacant possession  
1647 Paisley Road West, Glasgow G52 3PS

- Investment opportunity
- 9 recently refurbished, one bedroom retirement flats finished to a high standard
- Set within an attractive C Listed building benefiting from access to associated community facilities and grounds





## OPPORTUNITY

Savills is delighted to bring to the market the opportunity to acquire 9, one bed retirement flats located within Nazareth House, a C Listed building comprising flatted accommodation for over 60s which benefits from access to a range of communal facilities set within a convenient high street location in the heart of Cardonald.

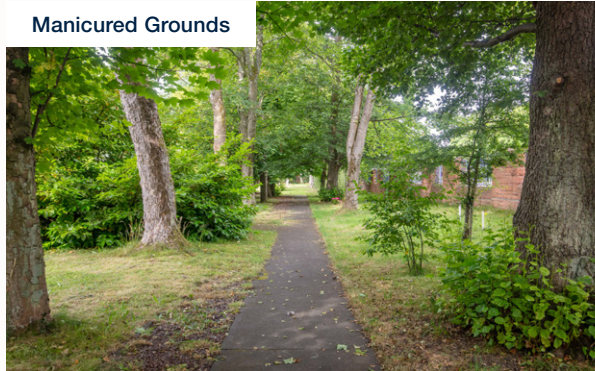
## LOCATION

The investment opportunity is situated in the Cardonald locale of Glasgow which lies approximately 4 miles to the south west of Glasgow City Centre with frontage onto the A761/ Paisley Road West which forms a key throughfare connecting the west of Glasgow to the City Centre.

The character of the location is mixed in nature with a wide range of retail convenience and community amenities within walking distance from the site to include a Morrisons supermarket, medical centre, pharmacy and post office in addition to a number of restaurants, cafés and takeaways. The Sisters of Nazareth Church is located within the grounds of the site together with Nazareth House Care Home which connects to the rear of the retirement flats.

The location benefits from strong transport connections with regular bus services on Paisley Road West providing connections to Glasgow, Paisley and Johnston. Both Mosspark and Cardonald Train Stations lie less than 1 mile from the site, providing direct connections to Glasgow Central Station.

Manicured Grounds



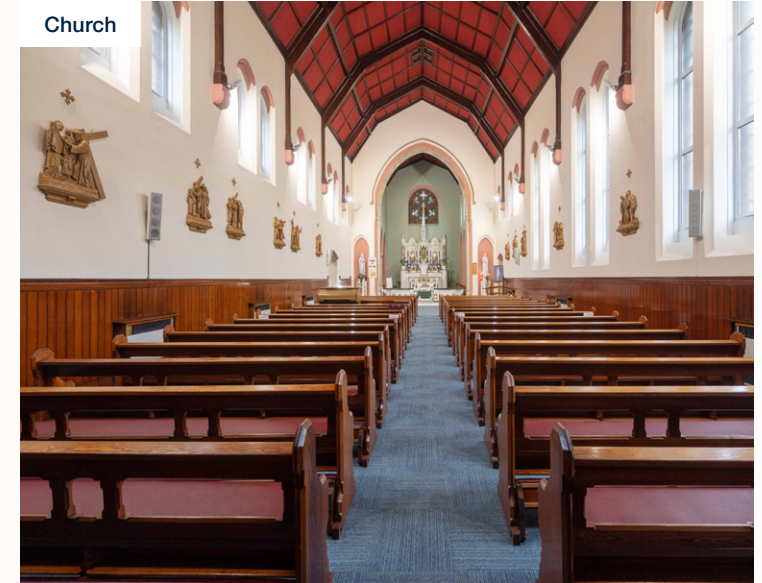
Communal Residents' Lounge



Communal Dining Area



Church



Corridor



## DESCRIPTION

The opportunity comprises 9, one bed retirement flats which are located in the main Nazareth House, a three storey C Listed building which fronts onto Paisley Road West.

The block forms part of a larger complex of buildings which comprises a 70 bed care home, attached to the rear of the flats as well as an integrated chapel, which are operated by the Nazareth Care Charitable Trust and are set within attractive landscaped grounds with associated parking.

The flats form part of a larger block containing a total of 24 retirement flats, 15 of which have been sold as well as housing separate living quarters for the Sisters of Nazareth which form part of the second floor. For the avoidance of doubt, these areas are excluded from the sale.

The building was converted by the current owners in 2018 to a high specification.

Each apartment has been refurbished to a high standard and features gas central heating and double glazing with an open plan lounge and kitchen, double bedroom and wet room/shower room.

Residents have access to generous communal areas which include two residents' lounges, coffee making facilities, a communal dining hall and an assisted bathroom facility, all of which are included within the sale demise.

Additional services available include an on-site hairdresser and chiropodist based within the adjoining care home which can be accessed upon arrangement for an additional cost. Residents also have the option to have lunch provided by the adjoining care home if required for an additional cost.

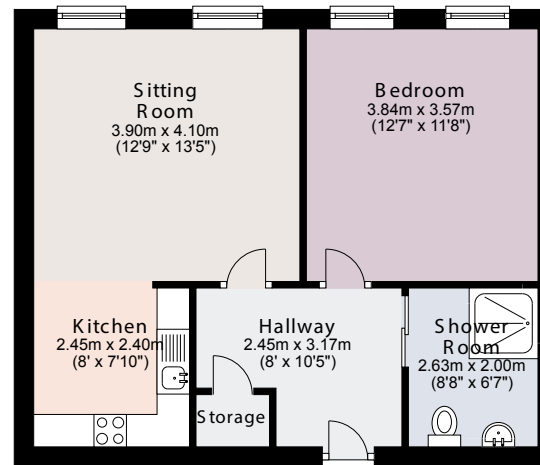
A guest bedroom with en-suite is situated on the ground floor which residents can utilise for guests at a current rate of £25 / night through arrangement via the management office.

The building benefits from an internal connection to Nazareth House Church which provides daily services for residents of the apartments, care home and wider public. Unallocated parking is also available within the development and ramp access is available.

### Type A

Total area: approx. 50.2 sq. metres (540.7 sq. feet)

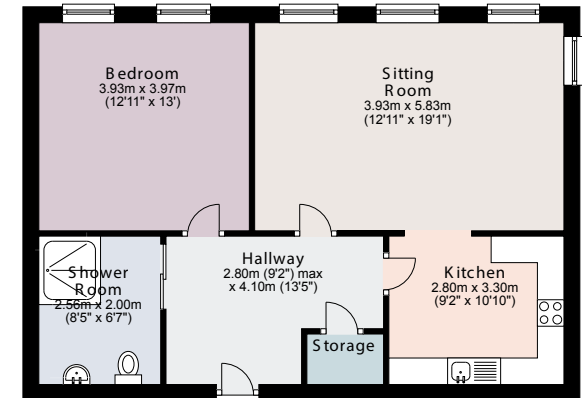
For identification only. Not to scale. copyright JPI Ltd/Gross Internal Area (approx)



### Type B

Total area: approx. 66.3 sq. metres (713.3 sq. feet)

For identification only. Not to scale. copyright JPI Ltd/Gross Internal Area (approx)



Typical Bedroom



Typical Kitchen





## ACCOMMODATION

A copy of the accommodation schedule for the apartments included in the sale is outlined below:

Flat Number	Size type	Area Sq Ft
0/1	Type A	540.7
0/3	Type A	540.7
0/4	Type A	540.7
0/5	Type A	540.7
1/7	Type B	713.3
1/8	Type B	713.3
1/9	Type B	713.3
1/10	Type B	713.3
2/3	Type B	713.3
<b>TOTAL: 9 APARTMENTS</b>		

## TITLE INFORMATION

Residents within the retirement accommodation are required to be over 60 except where there is a case of joint or multiple occupancy where one occupant can be under 60 but not below 55. Please see the Title deeds which are available in the technical pack for further detail.

## SERVICE CHARGE

A monthly service charge is payable per flat which excludes individual flat running and maintenance costs. Further details can be provided by the selling agents.

## TENURE

We are inviting offers for the heritable interest (Scottish equivalent of an English freehold). Our clients may consider the sale of smaller lot sizes, please contact the selling agents for additional information.

## EPC

EPC ratings vary between C and D. Full details on EPCs can be found in the technical pack.

Typical Living Quarters



Lift Access

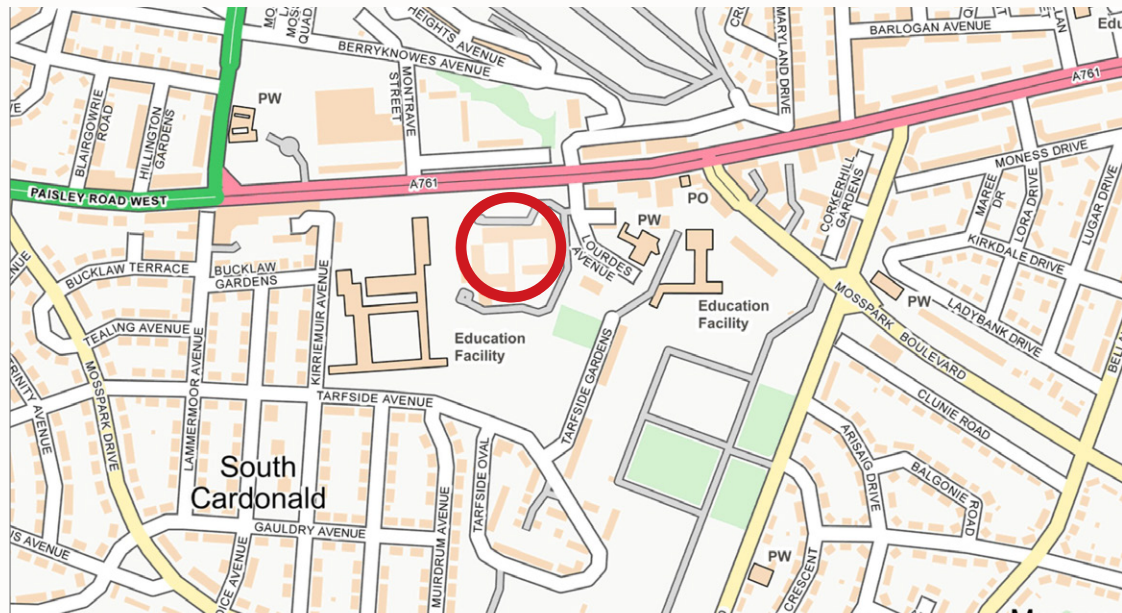
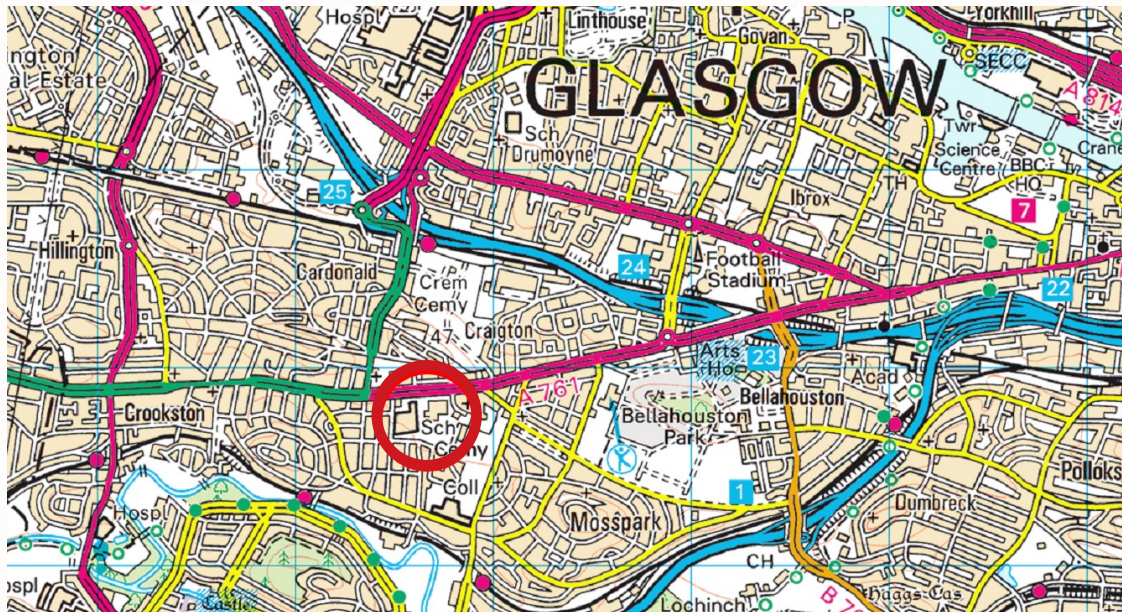


Typical Bathroom



Typical Living Room





## OFFERS

Further information including floor plans, EPCs, Title documentation, Service Charge Agreements and building images can be accessed via the selling agents.

## VIEWINGS

Viewings will be by appointment only via the Selling Agent and it is likely set viewing days will be arranged with allocated time slots. We would recommend that you register your interest with the Selling Agents in the first instance to ensure you are kept informed of these dates.

## CONTACT

For further information please contact:

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