



ALLIED
SURVEYORS
SCOTLAND

Reversionary Retail Investment for Sale

430-432 Duke Street
Glasgow
G31 1QL

- Let to Boots UK Ltd (D&B – 5A2)

- In occupation since 2010

- Whitevale Medical Centre -100m

- Reversionary rent – neighbouring corner unit let at £30,000 p.a.

- Offers Over £220,000 (NIY – 8.24%)

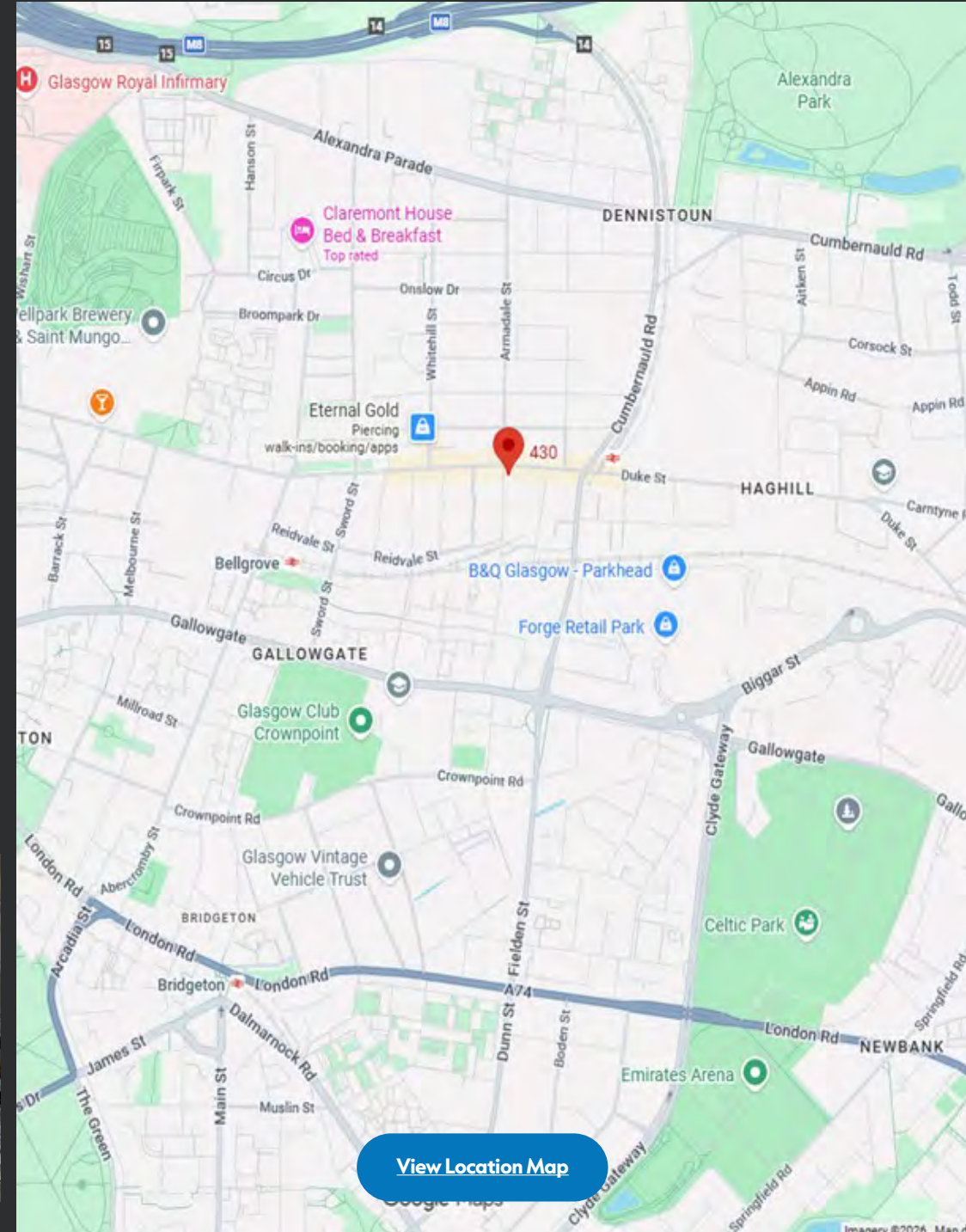
LOCATION

The property is situated on the south side of Duke Street at its junction with Whitevale Street towards the eastern end of the prime retail area of Dennistoun. Occupiers in close proximity include Optical Express, Sunset Beach, Greggs and the recently opened Grosso Restaurant. Whitevale Medical Centre is located 100m to the south of the subjects.

DESCRIPTION

The property comprises a ground floor double fronted retail unit with prominent return frontage. It is contained within a corner four storey tenement building with residential on the upper floors.

The property was fully refurbished and fitted out by the tenant in 2010.



TENURE

The property is held on a Heritable title (Scottish equivalent of English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value effective 1st April 2026 of £15,700.

The uniform business rate for the current year is 0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

LEGAL COSTS

Each party shall bear their own legal costs including any LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

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