

## WELL LET RETAIL INVESTMENT

106 MINARD ROAD  
GLASGOW  
G41 2DL

### Location

The property occupies a prominent position in Minard Road situated within Crossmyloof a busy residential suburb of Glasgow, with the property itself being a short walk from Shawlands Cross.

The property benefits from being located within an area primarily residential in nature, benefiting from a strong residential and vehicular footflow. Nearby commercial occupiers include The Bridge Café, Suzuki Garage and Hutchesons Private School.

### Accommodation

The property is a single storey demise offering accommodation over ground and basement floors. From our measured inspection the unit offers the following areas and dimensions:

Gross Frontage:	29' 11"	(9.12 m)
Net Frontage:	28' 8"	(8.73 m)
Ground NIA:	669 ft <sup>2</sup>	( 62.15 m <sup>2</sup> )
Basement:	536 ft <sup>2</sup>	( 49.79 m <sup>2</sup> )

### Lease Terms

The property is held on the residue of a full repairing and insuring lease which does not expire until the 31<sup>st</sup> January 2047. The current passing rent is £15,000 per annum, with the rent being subject to an outstanding rent review from 31<sup>st</sup> January 2020. The Landlord also holds a deposit of £4,000 which will be held until the 5<sup>th</sup> anniversary of the lease when it will be returned on the proviso that the Tenant has fulfilled all of their obligations under the terms of the lease.



### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F. A copy of the certificate is available upon request.

### Investment Considerations

The tenant has paid rent throughout the various lockdowns.

The opportunity offers a long term income stream with provision for regular rent reviews.

In our view the property would be ideal for a number of alternative uses, especially Sui Generis/Class 3 occupier.

### VAT

All terms are quoted net of VAT where applicable.

### Price

Offers in excess of £180,000 are sought, which would reflect an attractive net initial return of 8.299% after costs.

### Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.



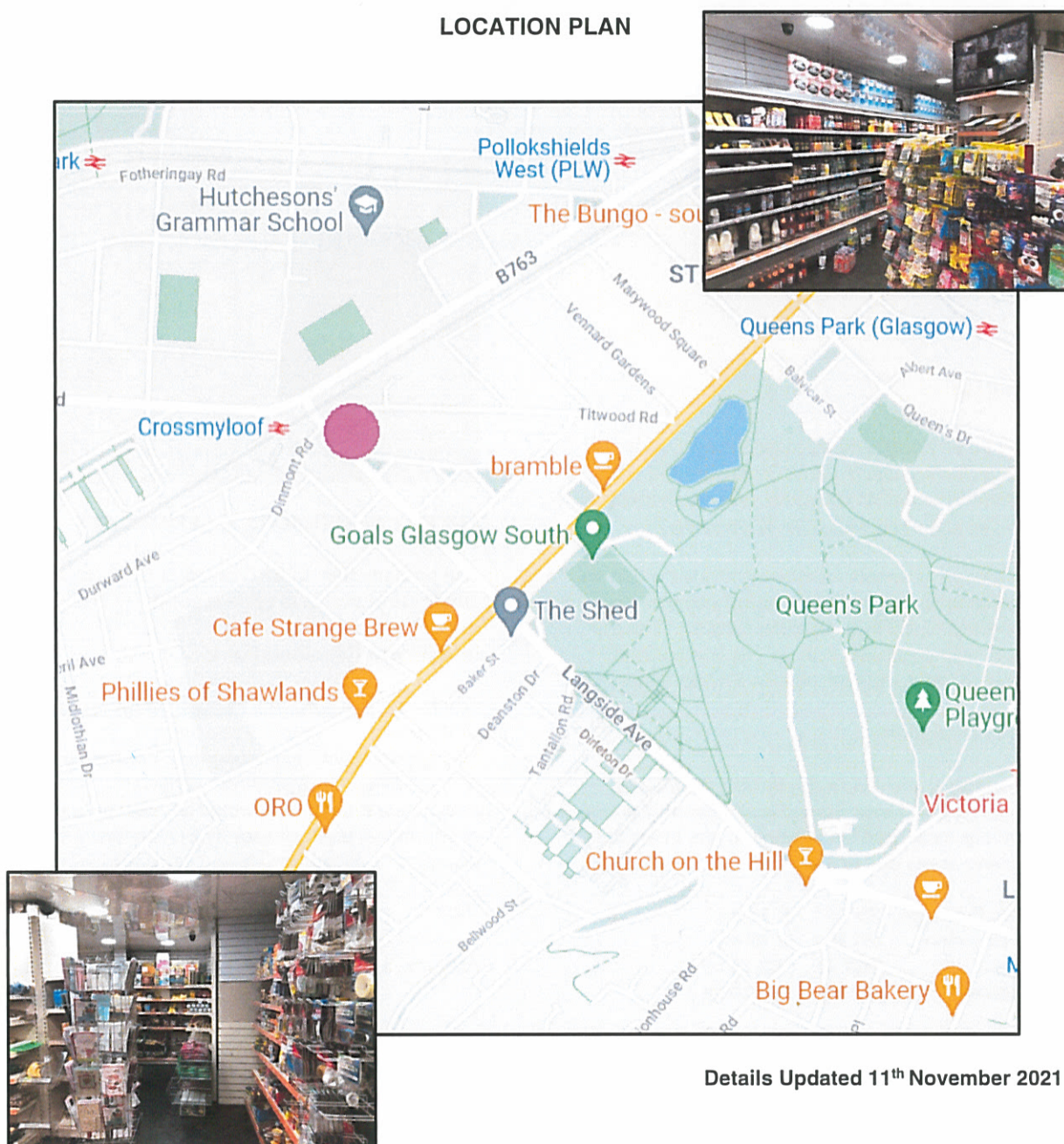
## Viewing/Further Information

Strictly through the sole agents:

Whitelaw Baikie Figs

Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

## LOCATION PLAN



Details Updated 11<sup>th</sup> November 2021

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.