



115 Cambridge Street, Glasgow, G3 6RU

City Centre Location

- Return Frontage
- Held on F.R.I Lease
- Expiring 2036 (No Breaks)
- Passing Rent: £13,500p.a.
- Review: 2031
- Price: £150,000

LOCATION

The property is situated on the west side of Cambridge Street at its junction with Buccleuch Street in Glasgow's city centre.

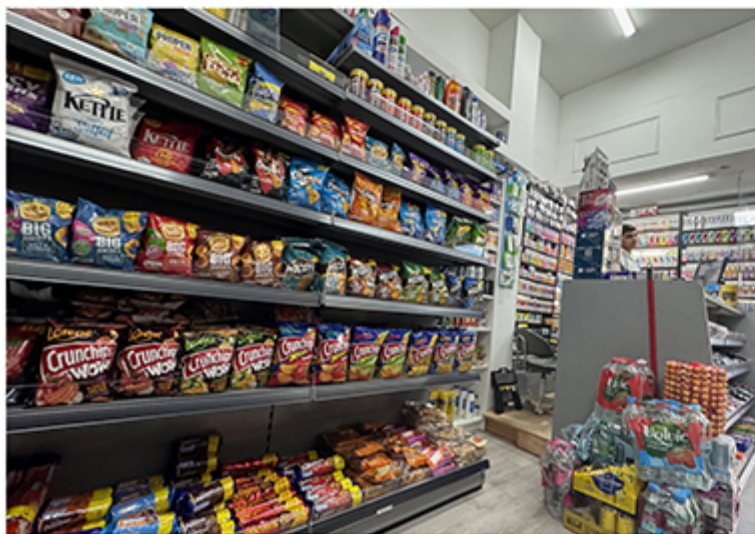
The surrounding locale is a mixture of owner occupied and student let residential dwellings along with an array of commercial occupiers more specifically G-Tech mobile phone repairs, The Wee Curry Shop, Hilton DoubleTree and Easy Hotel.

The property benefits from excellent transport links with bus stops leading to all sides of the city only a short walk along with Cowcaddens underground station approx 4 mins walk from the property. Parking is available on street on Buccleuch Street as well as a multi-storey car park adjacent to the property.

PROPERTY

The property comprises a prominent frontage ground floor retail unit set within a larger 4 storey tenemental sandstone development surmounted by a pitched roof overlaid in ceramic tile.

The property benefits from return frontage onto Cambridge Street along with Buccleuch Street with a prime position facing onto Cowcaddens Road, the main thoroughfare linking the North and West of the City to the centre. The property benefits from refurbishment by the former tenant including being painted externally with walls and ceiling refurbished along with L.E.D. spots a strip lights mounted on the suspended ceiling, with floors overlaid in linoleum with partition erected to the rear to form w.c. facility.



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AREA

The property has been calculated to extend to the following net internal area

36.88sqm (397sq ft)

NAV/RV

£9,100

The property qualifies for rates exemption under the small business bonus scheme

LEASE SUMMARY

The property is held on a 10 year full repairing and insuring head lease on a personal name at a passing rent of £13,500p.a. with rent review provision on 1st May 2030. There is a deposit held by the landlord of £3,375

SALE

Our client is disposing of their freehold interest for £150,000

V.A.T

The porosity has not been elected for V.A.T.

E.P.C

Available on request

TITLE & LEASE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.