



14 Gibson Street, Glasgow, G12 8NX

Rarely Available West End Location

- Centre of Student Area
- Ground & Mezz
- 538sq ft
- Held on F.R.I Lease on Personal Name
- Expiry 2035
- Passing £10,200p.a.
- Price: £170,000

#### LOCATION

The property is located on the north side of Gibson Street close to its junction with Otago Street, within the Hillhead area of Glasgow's west end.

Gibson Street is located in the vibrant Hillhead district of Glasgow's West End, nestled between the bustling areas of Kelvinbridge and Byres Road. This attractive residential and commercial street lies just west of the River Kelvin and is in close proximity to the University of Glasgow campus. The surrounding neighbourhood is one of Glasgow's most desirable and cosmopolitan locations, known for its Victorian architecture, independent shops, cafés, and strong cultural scene.

The area benefits from a large and diverse catchment population, heavily influenced by the significant student and academic community associated with the University of Glasgow, alongside young professionals and families. This creates a dynamic, high-footfall environment with strong demand for local services and amenities. Excellent transport links further enhance its accessibility, with Hillhead Subway Station just a short walk away, frequent bus services along Great Western Road and Byres Road, and easy access to the city centre via the Glasgow Subway's Inner and Outer Circles, as well as nearby rail connections.

#### PROPERTY

The property comprises a ground floor retail unit within a larger mixed use sandstone development. The unit under consideration offers a ground floor hair salon with w.c. facilities at ground floor and converted mezzanine offering 2 partitioned treatment rooms, and relaxation area.

The property is presented in excellent condition having been extensively refurbished by the tenant.



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#### AREA

Ground: 33.91sqm (365sq ft)  
Mezz: 16.07sqm (173sq ft)  
Total: 49.98sqm (538sq ft)

#### LEASE SUMMARY

The property is held on a full repairing and insuring head lease on a personal name expiring 2035 at a current passing rent of £10,200 per annum with rent reviews every 5 years with 2025 rent review outstanding.

#### SALE

The property is available on a freehold basis for £170,000

#### V.A.T.

The property is not elected for V.A.T.

#### E.P.C

Available on request

#### LEGAL

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

#### LEASE & TITLE

Available on request

#### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.



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### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

### 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.