

# FOR SALE - INVESTMENT

---

## MEDICAL INVESTMENT OPPORTUNITY

UNIT 4 - 160 BOTHWELL STREET, GLASGOW, G2 7EL



### KEY HIGHLIGHTS

- 3,250 sq ft
- Located within the heart of Glasgow City Centre
- Passing rent of £55,000 per annum (£16.92/sq ft) with OMR in July 2029
- Offers over £650,000 invited reflecting a NIY of 8% after purchasers costs
- Well-let medical investment opportunity
- Let to Elegance Empire Scotland Ltd expiring for 10 years from July 2024, no breaks
- Fitted out to an exceptionally high standard, recent capex approx £500K

SUMMARY

Available Size	3,250 sq ft
Price	Offers in excess of £650,000 A purchase at this level reflects a NIY of 8% after purchasers costs.
VAT	Applicable. It is anticipated that a sale will be by way of TOGC.
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise modern medical premises arranged over ground floor and mezzanine levels.

Externally benefits from an extensive full height glazed modern shopfront with customer entrance.

The tenant has undertaken an impressive fit-out with attractive front reception / waiting area with treatment rooms beyond complete with WC's.

There is an impressive mezzanine level with additional treatment rooms provided.

LOCATION

The subjects are located within the heart of Glasgow City Centre on the north side of Bothwell Street between its junctions with Pitt Street & Douglas Street.

Bothwell Street is within the core part of Glasgow's Central Business District with numerous major office developments underway including Aurora, Lucent and 177 Bothwell Street.

Metered on-street parking is provided to the front of the subjects and there are numerous nearby multi-storey car parks. Glasgow Central Station and Buchanan Street Underground Station are within a 5-10 minute walk.

Neighbouring occupiers include The Gym Group, Lunalove Pilates, Eveleyn Partners, Pinsent Mason and CBRE.

ACCOMMODATION

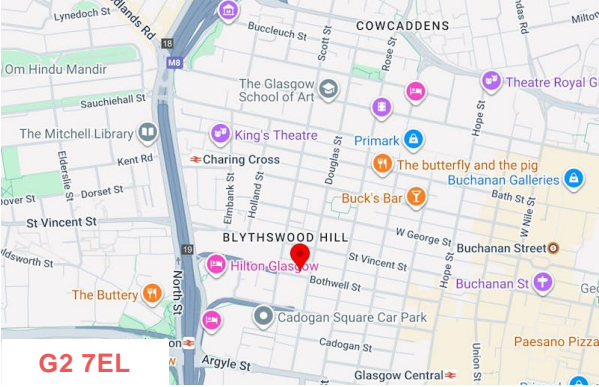
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,165	201.14	Available
Mezzanine	1,085	100.80	Available
Total	3,250	301.94	

TERMS

The subjects are let to Elegance Empire Scotland Ltd ( SC805417) from July 2024 for 10 years without breaks and an option to extend for 10 years at expiry.

The passing rent is £55,000 per annum (£16.92/sq ft) and is subject to an OMR in July 2029.



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk