

Retail, Retail - In Town, Retail - Out Of Town

FOR SALE

TSA Property Consultants



1623 & 1625, 1623 Great Western Road, Glasgow, G13 1LT

Glasgow West End Double Retail Investment - Held on Personal Name Exp 2034

Summary

Tenure	For Sale
Available Size	819 sq ft / 76.09 sq m
Price	£215,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Glasgow West End
- Held on 1 Overriding F.R.I Lease
- Low Passing Rent: £15,000p.a.x.
- Sale: £215,000
- 2 x Retail Investments
- Total: 819sq ft
- Fixed Rent Increase To £17,000p.a.x in Dec 2026

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Description

Glasgow West End

2 x Retail Investments

Held on 1 Overriding F.R.I Lease

Total: 819sq ft

Low Passing Rent: £15,000p.a.x.

Fixed Rent Increase To £17,000p.a.x in Dec 2026

Sale: £215,000

Property

The properties comprises a ground floor commercial space within a larger multi-storey mixed use tenemental development.

The properties offer good frontages with single display window and entrance door. Internally both units have been fitted out by the tenant with 1625 offering main customer seating / servery with partitions to the rear to form food prep and w.c. facilities.

1623 offers main customer servery with partitions to the rear to form stores and w.c. facilities.

Summary

Both properties are held on a full repairing and insuring head lease on a personal name expiring 30th November 2034 with no break options, the current passing rent is £15,000p.a.x. There is a fixed rent increase on 1st December 2026 to £17,000p.a.x. and rent review on 1st December 2029.

Area & NAV/RV

1623 Great Western Road

Area: 47.85sqm (515sq ft)

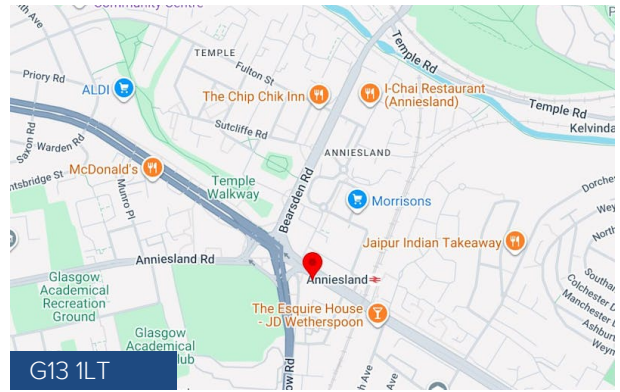
NAV/RV £10,400

1625 Great Western Road

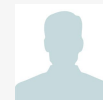
Area: 28.27sqm (304sq ft)

NAV/RV £6,600

Location



Viewing & Further Information



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The subjects are situated on the south side of Great Western Road, East of its junction with Anniesland cross at a prominent position in a heavily populated retail sector of Anniesland in Glasgow. Neighbouring occupiers include Domino's, Cancer Research UK, Paddy Power & Boots Pharmacy.