



BRITTON
PROPERTY

Investment For Sale

44-50 Kilmarnock Road
Shawlands, Glasgow G41 3NH



Prime suburban Investment

Tenants: Salvation Army / Speedy Queen / Madina Store / Phone Shop

Passing Rent: £88,000pa

Price: On application

Location

Shawlands is a highly sought after and densely populated affluent residential suburb, situated in the heart of Glasgow's Southside, within 7 miles of Glasgow Airport. The area serves as the primary retail, leisure and cultural centre for the south of Glasgow, with an abundance of quality pubs, restaurants and coffee shops. Kilmarnock Road is the principal retail thoroughfare for Shawlands.

The subject property is located on the northern aspect of Kilmarnock Road, in close proximity to Shawlands Arcade. Nearby occupiers include Greggs, Virgin Money, Co-op, B&M, Boots, Sainsbury's Local, Iceland, Oro Italian Restaurant, and numerous independent bar and restaurant operators.

Accommodation

The subjects comprise a parade of 4 well-configured unit shops with a combined area of 11,872sq ft. Each demise is arranged over ground floor, with 44 and 46 Kilmarnock Road benefitting from part first floor accommodation to the rear of the property, utilised for staff and storage purposes.

The subjects are accessed via street level, with a single frontage, and have been fitted out and decorated internally to meet each tenant's standard. The parade also benefits from rear loading from Pollokshaws Road.

Price

On application

EPC

On application

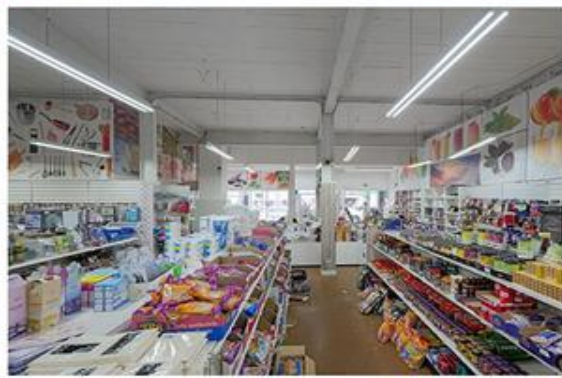
Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Tenancy Schedule

Unit	Tenant Name	Trading As	Area (sq ft)	Lease Start Date	Lease Expiry Date	Break Dates	Rent (p.a.)	Next Rent Review	Comments
44 Kilmarnock Road	Madina Edibles Ltd	Madina Store	5,943	25/08/2023	24/08/2033	-	£32,500	25/08/2028	Service Charge cap of £4,156 which increases by 3% p.a. Current service charge shortfall of £486
46 Kilmarnock Road	Salvation Army Trading Company Ltd	Salvation Army	2,952	08/11/2016	08/11/2026	-	£27,500	-	Rent increases to £30,000 on 07/11/2025. Service Charge cap of £1,472 which increases by 3% p.a. Current Service Charge shortfall of £833
48 Kilmarnock Road	S Q Shawlands Ltd	Speed Queen	1,517	28/01/2025	23/01/2040	28/01/2030 28/01/2035	£12,000	28/01/2030	Stepped rent, structured as follows: 28/01/2026 - £14,000 28/01/2027 - £16,000 28/01/2028 - £18,000 Service Charge cap of £2,000 which increases by 3% p.a. Current Service Charge shortfall of £968
50 Kilmarnock Road	PhoneShopp Ltd	Phone Shop	1,460	23/05/2022	22/05/2032	-	£16,000	-	-
Substation	Scottish Power Plc	-	-	15/05/1982	15/05/2025	-	-	-	-
Total			11,872				£88,000		
NOI:							£85,713		

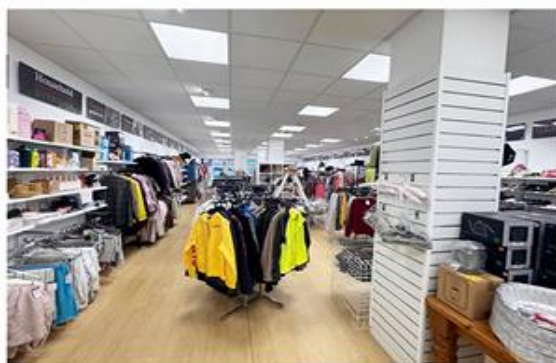
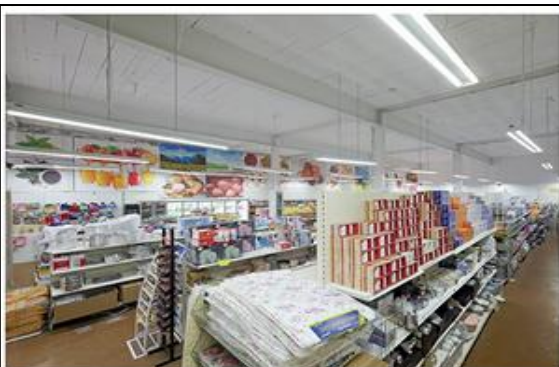




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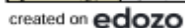
Investment For Sale

44-50 Kilburn Road
Shawlands, Glasgow G41 3NH





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Plotted Scale - 1:1,000

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