



## Prime suburban Investment

Let to Salvation Army Trading Company Ltd

Recently extended until November 2036

Stepped Rent: £32,000pa - £35,000pa

Price: o/o £380,000

## 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 retail unit extending over ground and first floors within a 3 storey parade and benefit from a substantial glazed frontage. Internally the premises are fitted out to the tenant's corporate specification incorporating sales at ground floor with rear storage area. There is additional storage/staff area at 1<sup>st</sup> floor.

The premises benefits from rear loading from Pollokshaws Road.

The premises extend to the following approximate areas:

Ground Floor: 3,079 sqft (286.07sqm)  
First Floor: 3,360 sqft (312.15sqm)

## Tenancy

Let to Salvation Army Trading Company Ltd until 8<sup>th</sup> November 2036 with tenant breaks on the 3<sup>rd</sup> and 6<sup>th</sup> anniversaries. There is a rent review on the 9<sup>th</sup> November 2030.

The current rent is £30,000pa however will be increasing to the following rents from 8<sup>th</sup> November 2026 –

Nov 26-Nov 27 - £32,000pa  
Nov 27-Nov 28 - £33,000pa  
Nov 28-Nov 29 - £34,000pa  
Nov 29 onwards - £35,000pa

## Price

o/o £380,000 are invited.

## 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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

**BRITTON PROPERTY**

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