



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0141 337 7575    @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## INVESTMENT FOR SALE

310 Dumbarton Road, Partick, Glasgow G11 6TD

- ✔ Let to Funeral Services Ltd (Co-op)
- ✔ Strong Retail Location
- ✔ Offers Over £310,000 (NIY 6.86%)

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

The property occupies a prime location on the north side of Dumbarton Road at its junction with Gardner Street within Partick. This is an improving area of the West End where good demand exists for well-proportioned and presented retail units. Dumbarton Road is an arterial thoroughfare benefiting from good levels of vehicular traffic, on-street car parking and good transport links.

## DESCRIPTION

The property comprises a well-presented retail unit with an appealing return frontage currently fitted out and operating as a funeral director. It sits on the ground floor and basement of a four storey traditional sandstone tenement building, the upper floors being in residential use.

## ACCOMMODATION

The accommodation comprises a relatively open plan floorplate which has been subdivided to form various rooms and staff welfare space. There is a floor hatch providing access to the basement.

We have calculated the floor area of the property as follows:

NIA	SQ M	SQ FT
Ground Floor	107.09	1,153
Basement	31.05	334
TOTAL	138.14	1,487

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £19,100.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating - B

## LEASE

The property is leased to Funeral Services Ltd on full repairing and insuring terms subject to a Schedule of Condition for a period of fifteen years expiring 7th February 2028. There is an outstanding rent review from 8th February 2023. The rent is currently passing at £22,000 per annum.

## COVENANT

Funeral Services Ltd is a society registered under the Co-operative and Community Benefit Societies Act 2014. Its ultimate parent is Co-operative Group Limited. To January 2022, the Society had a turnover of £266,192,000 with a gross profit of £234,923,000. D&B has given the Society a current rating of 5A2.

## PRICE

Our client is seeking offers in excess of £310,000 for their heritable interest. This reflects an attractive net initial yield of 6.86%.

## VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

## OFFERS

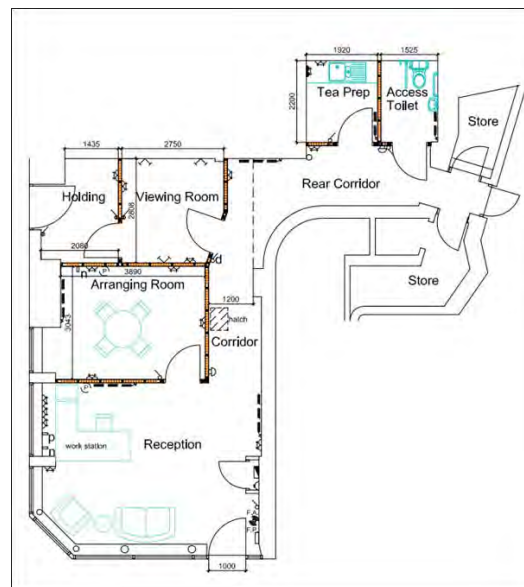
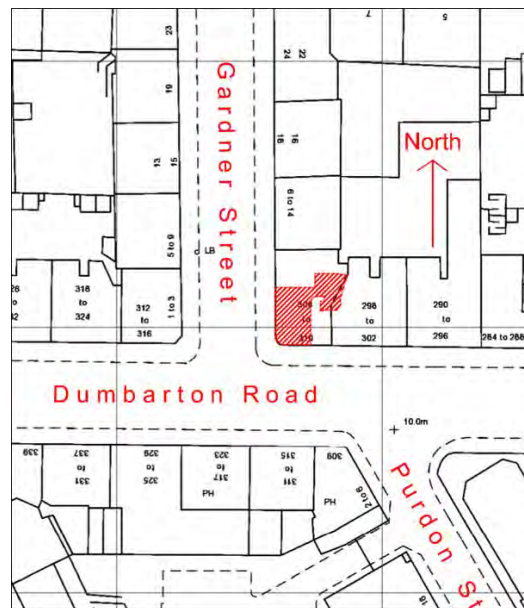
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

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