



ALLIED
SURVEYORS
SCOTLAND

Retail Investment

1016 Shettleston Road,
Glasgow
G32 7PR

- Asset Management Opportunity
- Lease expiry – February 2026
- Substantially Under Rented
- Let to a long established Optometrists
- Offers over £160,000 reflecting a reversionary yield of 10.54%

1016 Shettleston Road, Glasgow G32 7PR

LOCATION

The property is located in Shettleston, a district situated to the east of Glasgow city centre. Shettleston Road is an arterial route through this area and is lined with tenement buildings containing commercial premises at ground level and residential dwellings on the upper floors.

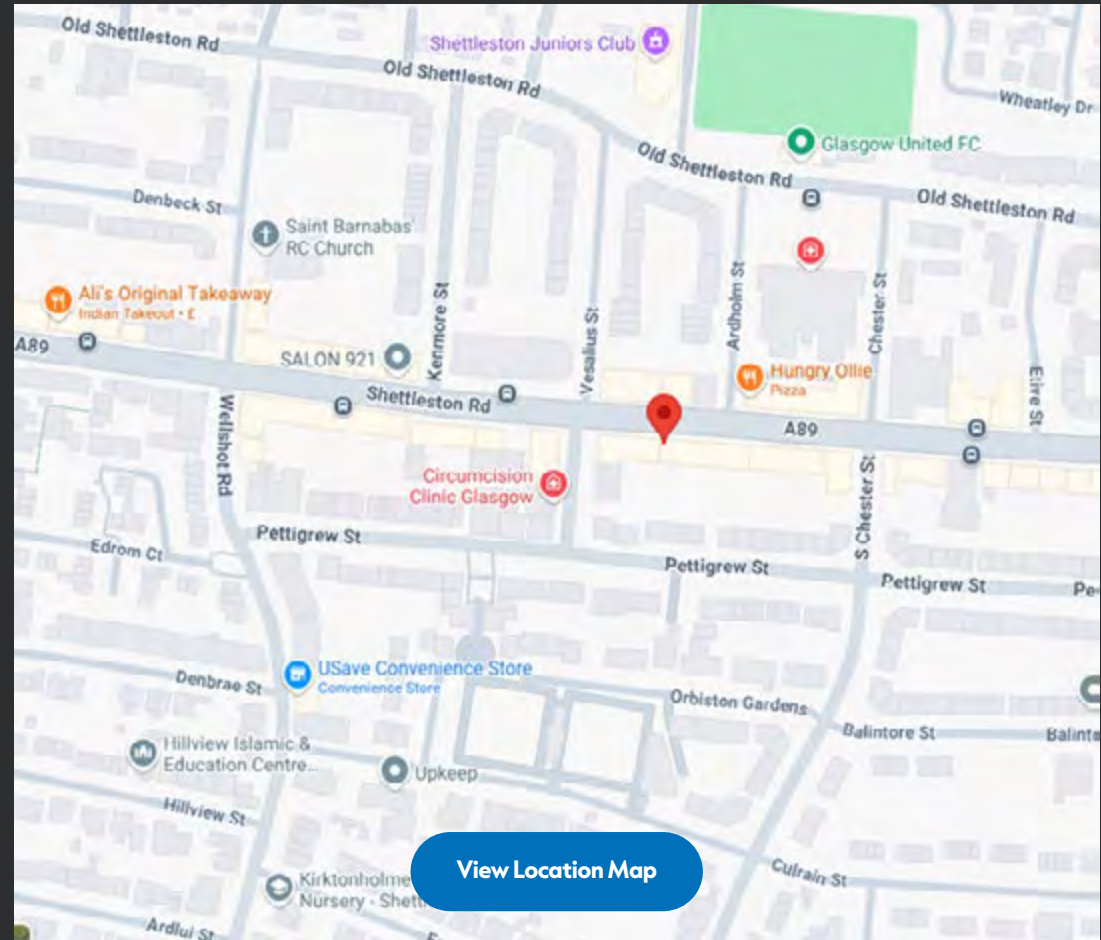
The property is situated on the south side of the road between South Vesalius Street and South Chester Street in what is considered to be one of the stronger parades in the area. Occupiers in proximity include Greggs, Boots, TSB and Shettleston Social Hub.

DESCRIPTION

The property comprises a double retail unit contained within a traditional four storey sandstone tenement building and an adjoining modern residential flatted building, the buildings inter-connected by openings in the mutual party wall.

The accommodation comprises a main open plan retail area, office, consulting and testing rooms, and staff accommodation providing a toilet and tea preparation area.

[CLICK HERE](#) FOR VIRTUAL WALK THROUGH



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ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

Area	Sq m	Sq ft
Ground Floor	108.09	1,163

TENANCY INFORMATION

Tenant	Rent p.a.	Repairs	Lease Expiry	Comment
Black & Lizars Ltd	£13,500	Full Liability	28 February 2026	Tenant has been in situ since 2007. ERV: £18,000 p.a.

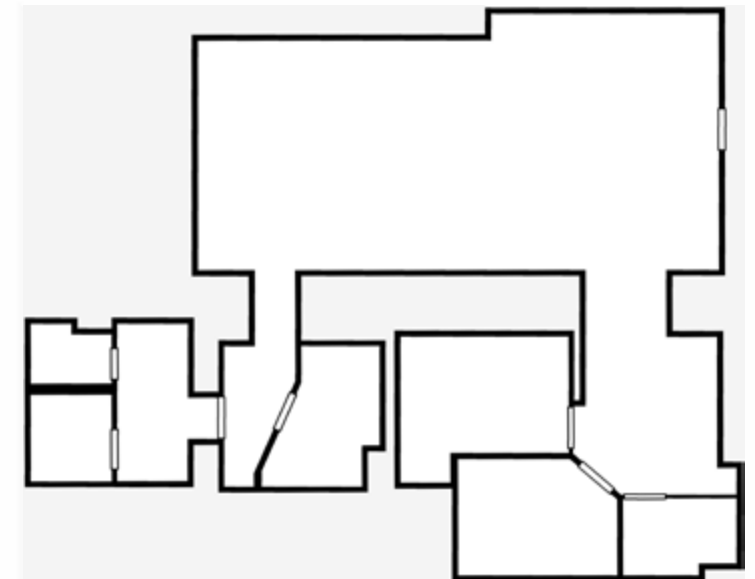
COVENANT INFORMATION

Black and Lizars Ltd (SC189423) have a current Tangible Net Worth of £3,861,246 and D&B Rating of 2A2. Overall assessment of the organisation over the past 12 months is stable. The business currently employs 74 people and operate from 8 branches throughout Central Scotland.

PRICE

Offers over £160,000 are invited for our client's heritable interest in the subjects.

A purchase at this level would reflect a net initial yield of 8.10%, an equivalent yield of 10.54% and a reversionary yield of 10.90%.



TENURE

The property is held on a Heritable title (Scottish equivalent of English freehold)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £16,000 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

OFFERS

In the normal Scottish form addressed to this office.

VAT

We understand the property is not elected for VAT.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT.

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.

DATE OF ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

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