



ALLIED
SURVEYORS
SCOTLAND

OFFICE INVESTMENT

11 Ashley Street
Glasgow
G3 6DR

- Well maintained period building with parking
- Residential development potential.
- Guaranteed Income
- Annual Rent: £39,369.96 p.a.
- Net initial yield 7.95%

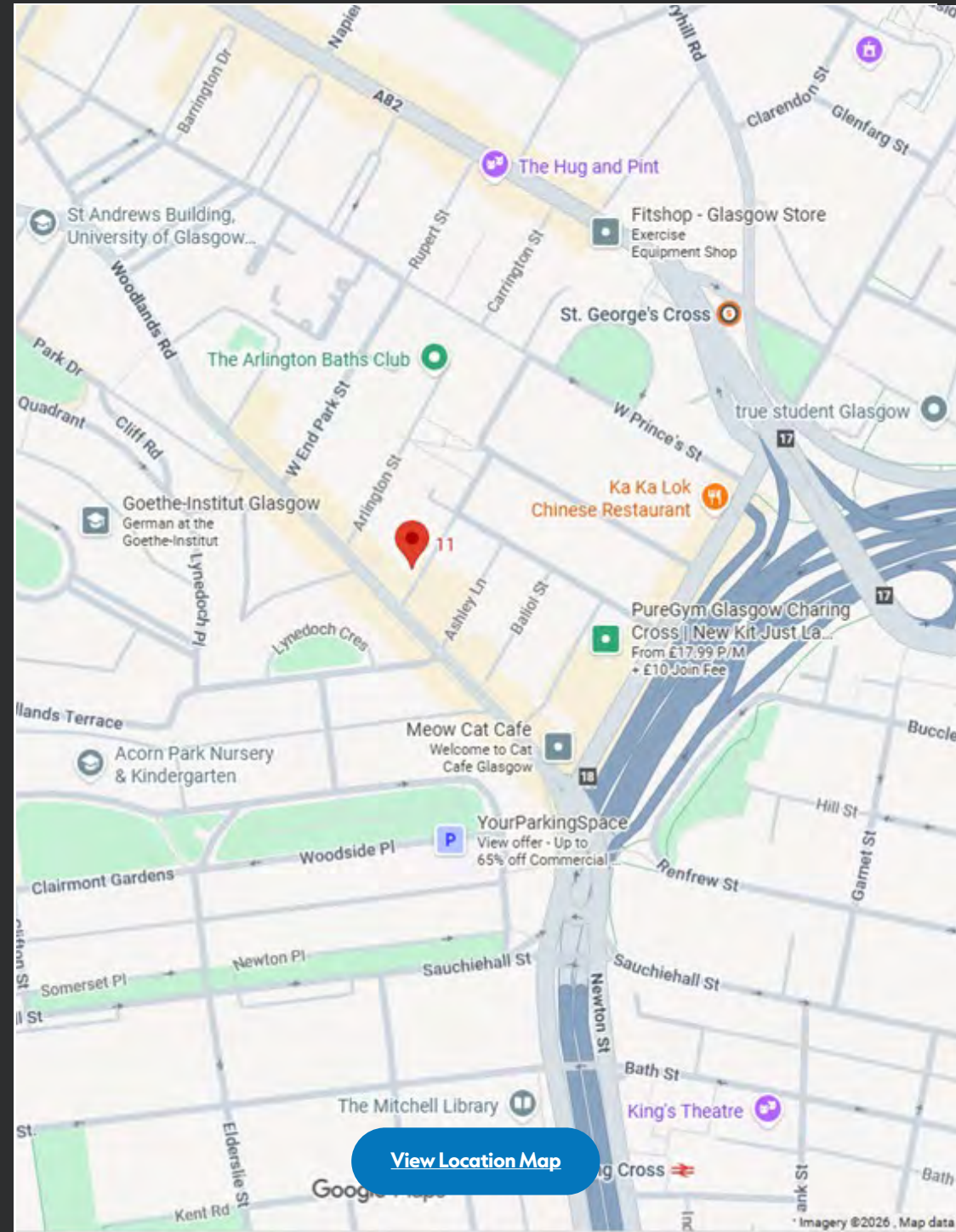
LOCATION

The subjects are situated in Woodlands on the immediate periphery of the Park Area and to the west of Glasgow city centre. This sought after mixed use area is conveniently located for all local amenities and is in close proximity of the national motorway network.

DESCRIPTION

The property comprises a Category B Listed two storey over lower ground floor semi detached townhouse with dedicated car parking for 6 vehicles. It is currently fully occupied and fitted out as good quality office space.

The accommodation is entered through a feature entrance hallway with a staircase leading to first and lower ground floor levels. Each floor offers part compartmentalised and part open plan space providing flexible accommodation. Toilet facilities are located at ground, first and lower ground floor levels.



ACCOMMODATION

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

Lower Ground Floor	85.84 sq m	924 sq ft
Ground Floor	84.73 sq m	912 sq ft
First Floor	104.98 sq m	1,130 sq ft
Total Net Internal Area	275.55 sq m	2,966 sq ft

TENANCY INFORMATION

Position	Tenant	Rent p.a. + VAT	Lease Expiry	Repairs	Service Charge
Ground & Lower Ground (inc. 3 parking spaces)	EKWS Comms Ltd (Guaranteed by Clarity Simplicity Ltd)	£21,699.96	June 2027	Capped repair liability (£3,000 p.a.)	Shared equitably
First Floor (inc 3 parking spaces)	PRN Water Services	£17,700	October 2028	Internal repairing liability	Shared equitably

PRICE

Our client is seeking offers in excess of £475,000 plus VAT

This equates to a net initial yield of 7.95% underpinned by its residential development value. On a capital rate basis, it reflects £160 per sq ft.



COVENANT INFORMATION

PRN Water Services

PRN Water Services, are a well established specialist private company in laboratory lead testing servicing Scotland's Private Rental Sector. With an extensive client base, their services business model has been designed around letting agents and landlords to facilitate compliance with ever evolving Repairing Standards.

Clarity Simplicity Ltd (trading as Complete Clarity)

Clarity Simplicity Ltd (trading as Complete Clarity) is a Scottish law firm offering legal services across a wide range of practice areas. Long established with offices in Glasgow, Edinburgh, East Kilbride and Dumfries, they are a well respected and growing business.

GALLERY



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 effective 1st April 2026 as follows:

Basement-1:	£3,400
Basement-2:	£2,200
Basement-3:	£675
Ground Floor:	£8,900
First Floor:	£9,600

The uniform business rate for the current year is £0.481 pence in the pound.

UTILITIES

The property is connected to mains supplies of water, gas, electricity and drainage.

The electricity and gas consumption is charged equitably between the occupiers.

Further information can be provided on request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

VAT

VAT is applicable.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent:

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