

1149-1153 Pollockshaws Road, Shawlands Glasgow, Scotland G41 3YH

lot 70

Heritable Dental Practice Investment

- 15 year lease until 2029 (no breaks)
- Trading as Shawlands Dental Care
- Rent increasing to £40,000 p.a. in 2019 and £45,000 p.a. in 2024
- Prominent corner position at busy junction of Pollockshaws Road and Kilmarnock Road
- Nearby occupiers include Greggs, Clydesdale Bank and Royal Bank of Scotland

Rent
£35,000
per annum
exclusive
rising in
2019 and
2024



Location

Miles: 3 miles south of Glasgow city centre
Roads: A77, M77 and M74
Rail: Shawlands and Pollockshaws East Stations
Glasgow Central Station
Air: Glasgow Airport (8 miles west)

Situation

The property is situated in a prominent corner position on Pollockshaws Road in the popular Glasgow suburb of Shawlands. Nearby occupiers include Royal Bank of Scotland, Greggs and Clydesdale Bank. Pollockshaws Road links with the main A77 linking Glasgow city centre and the M77 Motorway towards Ayr.

Description

The property comprises a basement and ground floor unit as part of a traditional tenement building. A former bank, the property benefits from a return frontage onto Skiving Street.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground	Dental Surgery	192.38 sq m (2,070 sq ft)	INDIVIDUALS (t/a Shawlands Dental Care) (1)	15 years from 01/08/2014 on a full repairing and insuring lease (2)	£35,000	01/08/2019
Lower Ground	Ancillary	208.55 sq m (2,244 sq ft)				01/08/2024 (31/07/2029) (3)
Totals		400.93 sq m (4,314 sq ft)			£35,000 (3)	

(1) Shawlands Dental Care is a dental practice offering both private and NHS treatments (www.shawlandsdentalcare.co.uk 15/01/2016). The dental surgery relocated to 1149/1153 Pollockshaws Road from a smaller surgery in 2014.

(2) The lease is subject to a Schedule of Condition.

(3) The lease provides a fixed rental uplift to £40,000 p.a. on 01/08/2019 and to £45,000 p.a. on 01/08/2024. Should the tenant extend their lease at the end of the existing lease term, the rent will increase to £50,000 p.a.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acutus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
www.acutus.co.uk

Seller's Solicitors:

Peterkins Robertson Paul
Kensington House, 227 Sauchiehall Street,
Glasgow G2 5EX.
Tel: +44 (0)141 331 1050.
Email: davidmorris@prp-legal.co.uk
Ref: David Morris.

