

138 -140 Fenwick Road, Giffnock,  
Glasgow, Scotland G46 6XW

Heritable Retail Investment

**Lot 115**

£26,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	61 sq m (657 sq ft)	INDIVIDUAL t/a The Salon	10 years from 01/08/2011 on a full repairing and insuring lease	£26,000	2021
<b>Total</b>		<b>61 sq m (657 sq ft)</b>			<b>£26,000</b>	

### Key Details

- Mixed residential and commercial location
- Affluent Glasgow suburb
- Double fronted shop
- Opposite a pedestrian crossing
- Nearby occupiers include Subway, Kwik Fit, RBS and Lidl (due to open November 2018)

### Location

**Miles:** 5 miles south of Glasgow city centre  
6 miles north-west of East Kilbride  
6 miles south-east of Paisley

**Roads:** M77, A77

**Rail:** Giffnock Railway Station

**Air:** Glasgow Airport

### Situation

Giffnock is a residential suburb located 5 miles south of Glasgow city centre, 6 miles north-west of East Kilbride and 6 miles south-east of Paisley. The property is located on the A77 (Fenwick Road), which connects Glasgow city to the north to the M77 to the south. The property forms part of a parade that is located on Fenwick Road, close to its junction with Dalmeny Road and near to the new Lidl supermarket due to open in November 2018. Occupiers nearby include Subway, Kwik Fit, RBS, Pharmacy and a number of local traders.

### Description

The property comprises a double fronted ground floor shop with sales and ancillary accommodation.

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.



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