

Lot 35

£6,000 per annum exclusive

Unit 4, 134 Helen Street,
Glasgow, G51 3JS

Heritable Trade Counter/Commercial Investment



Key Details

- Well established commercial location with a prominent roadside position
- Lease expires May 2026 (no breaks)
- Barney's Farm Trading at the property since 2012
- Nearby occupiers include Jewsons, Howdens, CTD Tiles and Johnstone's Decorating Centre
- Close proximity to Ibrox Stadium approximately 1 mile west of Glasgow City Centre with excellent transport links
- VAT-free Investment

On Behalf of a Charitable Trust

Location

Miles: 1 mile west of Glasgow City Centre
47 miles west of Edinburgh
Roads: A8, A814, M8 (Junction 24)
Rail: Glasgow Queen Street Station
Glasgow Central Station
Air: Glasgow International Airport

Situation

The property is situated in an established industrial area on the western side of Helen Street, approximately 1/2 a mile of Junction 24 of the M8 Motorway. The area is a popular industrial and trade counter location with nearby occupiers including Howdens, Jewsons, Johnstone's Decorating Centre and a number of local traders. Ibrox Stadium is a short walk away with transport links to the City Centre.

Description

The property comprises a mid terraced single storey trade counter/commercial building in a parade of seven units. There are shared car parking spaces fronting the unit.

Tenure

Heritable.

VAT

VAT is not applicable to this lot.

Six week completion available

Energy Performance Certificate

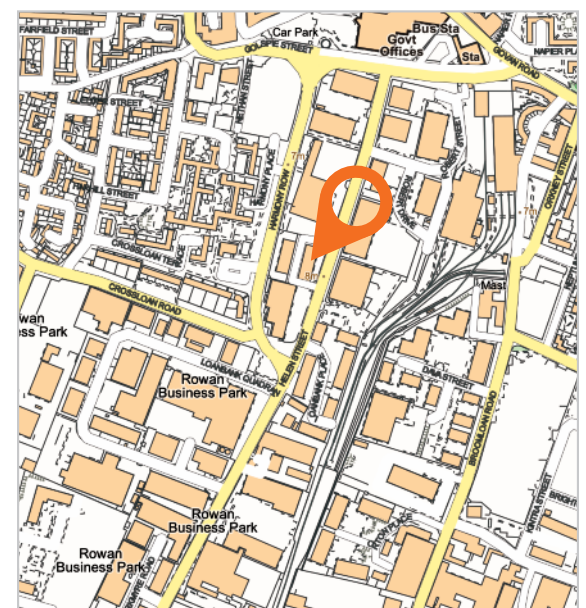
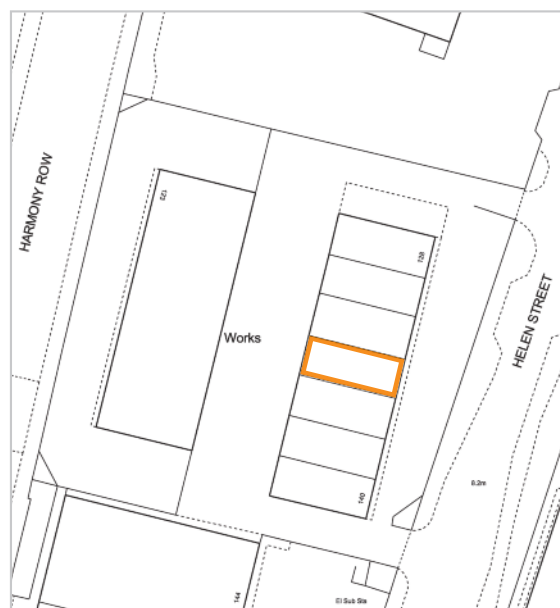
Please see the legal pack for further information

Tenancy and accommodation

Accommodation	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Warehouse	Commercial – Trade Counter	129.78 sq m (1,397 sq ft)	D.GLANCY (t/a Barney's Farm)	01/07/2017 to 31/05/2026 on a full repairing & insuring lease	£6,000
TOTAL		129.78 sq m (1,397 sq ft)			£6,000

Viewings

Please contact Mhairi Archibald (0771 8899341)



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