

Small Retail and Leisure Investment for Sale

Can be sold as one lot or split as shown below

Lot 1

1377/79 Argyle Street, Glasgow

Lot 2

1369 Dumbarton Road, Glasgow

1395 Dumbarton Road, Glasgow

1397 Dumbarton Road, Glasgow

Lot 3

356 Duke Street, Glasgow

27 Hillfoot Street, Glasgow

Further details of the properties are as detailed on the following pages.

Please contact Douglas Hogg for further information – 07770 926 996 or douglas.hogg@hsaretail.com

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
- (iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

INVESTMENT FOR SALE

PROMINENT LICENSED RESTUARANT UNIT
Benefits from Sui Generis Public House Consent

1377/79 Argyle Street, Glasgow G3 8AF



Location

The property is situated in a prime location on the southern side of Argyle Street, Glasgow.

Argyle Street forms one of the main thoroughfares connecting Glasgow City Centre to the West End and sits within a mixed use area comprising residential with a strong element of retail and leisure. Nearby occupiers include Café Orlando and The Briar Grove, with the Kelvingrove Art Gallery and Museum located immediately opposite on the north side of Argyle Street.

Description

The property comprises a restaurant unit over ground floor level set within a traditional style building of sandstone construction.

Internally the restaurant is fitted out to a high standard in keeping with the tenants current business, Farina. .

Accommodation

The unit is arranged over ground floor only and extends to the following approximate floor areas:

Ground Floor 1,329 sqft 129.29 sqm

Tenancy

The property is let to MVR Leisure Ltd on an FRI lease which expires 15th February 2036 at a passing rental of £40,000 pa ex VAT.

The rent is subject to review on 16 February 2026 and 2031.

A rental deposit of £21,000 incl VAT is held for the full duration of the lease.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Sui Generis Public House consent.

Rating Liability (effective 1st April 2023)

Rateable Value £22,500

Price

We are instructed to seek offers in excess of £510,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 7.5% after standard purchasers costs

Licence

It is understood the licence applicable provides for a Bar, Bistro and Public House use with a late licence to midnight Sunday to Thursday and 1am Friday and Saturday.

Viewings



All viewings and further information is via the sole selling agents.

Douglas Hogg

HSA Retail

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Email: douglas.hogg@hsaretail.com

Anti Money Laundering (AML)

To comply with the AML regulations, we are required to undertake due diligence on prospective purchasers. Applicable documentation will be required on agreement of Heads of Terms.

Subject to Contract

Date: April 2023

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INVESTMENT FOR SALE

PROMINENT RETAIL UNIT
Let to Ian Ferguson (Optician).

1369 Dumbarton Road, Glasgow G14 9XT



Location

The property is situated in a prominent location on the southern side of Dumbarton Road, Glasgow.

The unit sits within a well let parade of retail and leisure units within the Whiteinch area of Glasgow, close to the junction of Victoria Park Drive South and Victoria Park. The Clyde Tunnel is in close proximity along with the Clydeside Expressway which connects to Glasgow City Centre via a 10 to 15 minute drive. Whiteinch provides a popular and vibrant residential area and benefits from on-street car parking.. Nearby occupiers include Wildthings Florist, Lifestyle Express, and Harris Avery Hairdressing.

Description

The property comprises a retail unit over ground floor only set within a tenement style building of sandstone construction.

The subjects offer sales over the ground floor. The unit is well presented and benefits from a double panelled glass frontage. It is understood residential sits above.

Accommodation

The unit is arranged over ground floor only and extends to the following approximate floor areas:

Ground Floor 677 sqft 62.94 sqm

Tenancy

The property is let to Iain Ferguson on an FRI lease, which expires 18th October 2027 at a passing rental of £10,000 pa ex VAT.

The rent is subject to review on 18th October 2025.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class1 Retail consent.

Rating Liability (effective 1st April 2023)

Rateable Value £7,500

Price

We are instructed to seek offers in excess of £109,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 9% after standard purchasers costs

VAT

It is understood the subjects are elected for VAT

Viewings



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~INVESTMENT FOR SALE

PROMINENT RETAIL UNIT
Let to Repair Station Glasgow Ltd.

1395 Dumbarton Road, Glasgow G14 9XT



Location

The property is situated in a prominent location on the southern side of Dumbarton Road, Glasgow.

The unit sits within a well let parade of retail and leisure units within the Whiteinch area of Glasgow, close to the junction of Victoria Park Drive South and Victoria Park. The Clyde Tunnel is in close proximity along with the Clydeside Expressway which connects to Glasgow City Centre via a 10 to 15 minute drive. Whiteinch provides a popular and vibrant residential area and benefits from on-street car parking.. Nearby occupiers include Wildthings Florist, Turkish Barbers, and Harris Avery Hairdressing.

Description

The property comprises a retail unit over ground and basement set within a tenement style building of sandstone construction.

The subjects offer sales over the ground with basement storage. The unit is well presented and benefits from a modern glass frontage. It is understood residential sits above.

Accommodation

The unit is arranged over ground and basement and extends to the following approximate floor areas:

Ground Floor	260 sqft	24.10 sqm
Basement	260 sqft	24.10 sqm

Tenancy

The property is let to Repair Station Glasgow Ltd on an FRI lease, which expires 1st October 2034 at a passing rental of £7,000 pa ex VAT. A rental deposit of £2,600 applies.

The rent is subject to review on 1st October 2024 and 4 yearly thereafter.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class1 Retail consent.

Rating Liability (effective 1st April 2023)

Rateable Value £3,800

Price

We are instructed to seek offers in excess of £76,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 9% after standard purchasers costs

VAT

It is understood the subjects are elected for VAT

Viewings



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INVESTMENT FOR SALE

PROMINENT RETAIL UNIT

Let to Rahim Rostani t/a Turkish Barbers.

1397 Dumbarton Road, Glasgow G14 9XT



Location

The property is situated in a prominent location on the southern side of Dumbarton Road, Glasgow.

The unit sits within a well let parade of retail and leisure units within the Whiteinch area of Glasgow, close to the junction of Victoria Park Drive South and Victoria Park. The Clyde Tunnel is in close proximity along with the Clydeside Expressway which connects to Glasgow City Centre via a 10 to 15 minute drive. Whiteinch provides a popular and vibrant residential area and benefits from on-street car parking.. Nearby occupiers include Tech Station, Turkish Barbers, and Harris Avery Hairdressing.

Description

The property comprises a retail unit over ground and basement levels set within a tenement style building of sandstone construction.

The subjects offer sales over the ground floor with basement storage/staff. The unit is well presented and benefits from a modern glass frontage with a return frontage onto Methil Street. It is understood residential sits above.

Accommodation

The unit is arranged over ground and basement and extends to the following approximate floor areas:

Ground Floor	411 sqft	38.20 sqm
Basement	565 sqft	52.50 sqm

Tenancy

The property is let to Rahim Rostami on an FRI lease, which expires 16th January 2042 at a passing rental of £9,000 pa ex VAT. A rental deposit of £2,500 applies.

The rent is subject to review on 17th January 2025 and 3 yearly thereafter.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class1 Retail consent.

Rating Liability (effective 1st April 2023)

Rateable Value £6,800

Price

We are instructed to seek offers in excess of £98,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 9% after standard purchasers costs

VAT

It is understood the subjects are elected for VAT

Viewings



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INVESTMENT FOR SALE

PROMINENT RETAIL UNIT
Let to Bethany Christian Trust

356 Duke Street, Glasgow G3 1RB



Location

The property is situated in a prime location on the southern side of Duke Street, Glasgow.

Duke Street sits within Dennistoun, a densely populated and vibrant area approximately 2 miles to the east of Glasgow City Centre. Dennistoun is recognised as a popular area particularly for students and young professionals due to its proximity to the City Centre and the more affordable nature of housing. It also forms the main commercial thoroughfare for the area as well as connecting the east end of the City to Glasgow City Centre. Nearby occupiers include Coia's Café, Boots Pharmacy, Marys Meals and Tibo.

Description

The property comprises a retail unit over ground floor only set within a tenement style building of sandstone construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit is well presented and benefit from a modern aluminium framed glass frontage secured by way of an electric roller shutter.

Accommodation

The unit is arranged over ground floor only and extends to the following approximate floor areas:

Ground Floor 742 sqft 68.93 sqm

Tenancy

The property is let to Bethany Christian Trust on an FRI lease, (subject to a schedule of condition), which expires 6th May 2032 at a passing rental of £12,000 pa ex VAT.

The rent is subject to review on 6th May 2027.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class1 Retail consent.

Rating Liability (effective 1st April 2023)

Rateable Value £8,900

Price

We are instructed to seek offers in excess of £152,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 7.75% after standard purchasers costs

VAT

It is understood the subjects are not elected for VAT

Viewings



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INVESTMENT FOR SALE

PROMINENT RETAIL UNIT
Let to Econic Shop Ltd

27 Hillfoot Street, Glasgow G31 2LD



Location

The property is situated in a prominent location on the western side of Hillfoot Street, Glasgow.

Hillfoot Street sits within Dennistoun, a densely populated and vibrant area approximately 2 miles to the east of Glasgow City Centre. Dennistoun is recognised as a popular area particularly for students and young professionals due to its proximity to the City Centre and the more affordable nature of housing. Hillfoot Street sits at right angles to Duke Street which forms the main commercial thoroughfare for the area as well as connecting the east end of the City to Glasgow City Centre. Nearby occupiers include Kirsten Graham Cosmetics, Tailoring Alterations, Cash Converters, and Tibo.

Description

The property comprises a retail unit over ground floor only set within a tenement style building of sandstone construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit is well presented and benefit from a full height glass frontage with a single wooden entrance door.

Accommodation

The unit is arranged over ground floor only and extends to the following approximate floor areas:

Ground Floor 600 sqft 55.77 sqm

Tenancy

The property is let to Econic Shop Ltd on an FRI lease, which expires 28th April 2032 at a passing rental of £11,000 pa ex VAT. A mutual break option applies at 13th June 2026. A deposit of £2,760 applies.

The rent is subject to review on 28th February 2024 and 2028.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class1 Retail consent.

Rating Liability (effective 1st April 2023)

Rateable Value £6,600

Price

We are instructed to seek offers in excess of £105,000 ex VAT for the Heritable Interest in the subjects.

A purchase at this level would reflect a net initial yield of 10.25% after standard purchasers costs.

VAT

It is understood the subjects are elected for VAT.

Viewings



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