



### Tenure

Freehold.

### Location

The City of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 Motorways and has its own international airport.

The property is situated within Shawlands on the west side of Kilmarnock Road (A77) which acts as the main trunk road from Glasgow city centre towards Kilmarnock and links with the M77 Motorway some 5 miles to the south. Occupiers close by include M&Co and The Money Shop (both adjacent), Iceland, Superdrug, Costa, B&M Bargains, RBS, Clydesdale Bank, Greggs and Santander amongst a number of local traders.

### Description

The property is arranged on ground and one upper floor to provide three ground floor shops each with ancillary accommodation at first floor level.

### VAT

VAT is applicable to this lot.

### Planning

The upper floors may be suitable for redevelopment, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Glasgow City Council. Tel: 0141 287 2000.

Website Address: [www.glasgow.gov.uk](http://www.glasgow.gov.uk)

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36	TCCT Retail Ltd (1) (t/a Thomas Cook)	Ground Floor First Floor (4)	66.2 sq m 28.8 sq m (713 sq ft) (310 sq ft)	5 years from 24.06.2011 FR & I	£20,000 p.a. Reversion 2016
38	Barnardo's (2)	Ground Floor First Floor (4)	70.6 sq m 28.8 sq m (760 sq ft) (310 sq ft)	For a term of years from 02.02.1985 to 25.03.2017 FR & I	£30,000 p.a. Reversion 2017
40	Prince & Princess of Wales Hospice (3)	Ground Floor First Floor (4)	71.7 sq m 26.9 sq m (772 sq ft) (290 sq ft)	10 years from 08.02.2012. Rent review at 5th year. The tenant has an option to determine the lease at the fifth year. FR & I, subject to a schedule of condition and excluding common parts	£15,000 p.a. Rent Review 2017
<b>Total</b>		<b>293 sq m (3,155 sq ft)</b>	<b>Total £65,000 p.a.</b>		

(1) Thomas Cook is the oldest and best known name in leisure travel with a history of innovation that started in 1841.  
(Source: [www.thomascook.com](http://www.thomascook.com))

(2) 'Barnardo's' is the largest children's charity in the UK: They run over 900 services and have more than 500 shops (Source: [www.barnardos.org.uk](http://www.barnardos.org.uk)).  
For the year ended 31st March 2014, Barnardo's reported no turnover, a pre-tax profit of £7.35m and a net worth of £21.3m (Source: Experian 22.04.2015).

(3) The Prince & Princess of Wales Hospice have a network of 15 shops throughout Greater Glasgow. (Source: [www.ppw.org.uk](http://www.ppw.org.uk))

For the year ended 31st March 2013, Prince & Princess of Wales Hospice reported no turnover, a pre-tax profit of £1m and a net worth of £13.65m. (Source: Experian 22.04.2015.)

(4) Not measured by Allsop. Floor areas provided by the Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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## Glasgow

### 36/40 Kilmarnock Road (A77) Shawlands G41 3NH

### • Three Freehold Shop Investments

- Comprising three self-contained shops to be offered as a single lot
- Tenants include Barnardo's, TCCT Retail Ltd and Prince & Princess of Wales Hospice
- Busy main road location (A77)
- Total Current Rents Reserved  
**£65,000 pa**

### SIX WEEK COMPLETION AVAILABLE

