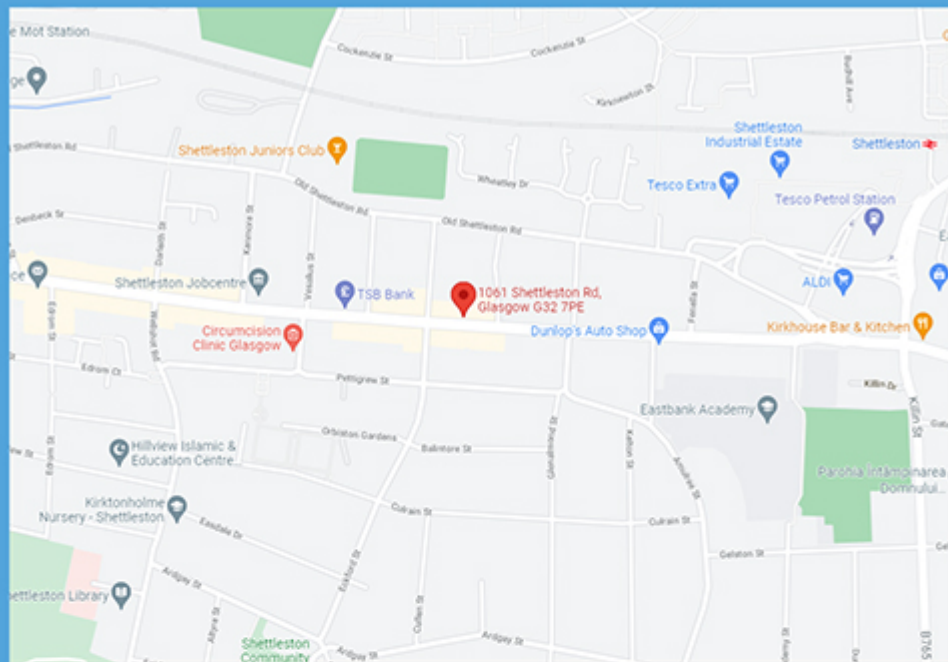


1061 SHETTLESTON ROAD, GLASGOW, G32 7PE



RARELY AVAILABLE INVESTMENT





- Busy Location
- Let to Betfred
- Expiry Feb 2027
- Passing Rent: £16,743.71 p.a.
- V.A.T. Free
- Price: £220,000

#### LOCATION

The subject property is located in the Shettleston area of Glasgow's East End approximately 5 miles from the city centre.

More specially the subject property is situated on the north side of Shettleston Road between its junctions with Chester Street & Evie Street within its prime section where neighbouring occupiers include "The Drum" Public House, Boots, Greggs and Anderson Maguire Funeral Directors.

#### PROPERTY

The property comprises mid-terraced single storey ground floor retail premises. Internally the property offers a large open-plan retail accommodation with public front area and staff / customer toilets, kitchen tea prep found to the rear, heating and cooling is provided by way of air conditioning units recessed within the suspended acoustic tile ceiling. Free on-street parking is found immediately to the front of the subjects.

#### AREA

The property has been calculated to extend to the following Net Internal area:

171.91sqm (1,850sq ft)

#### EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Done Brothers (Cash Betting) Ltd

Expiry: February 2027

Passing Rent: £16,743.71 p.a.

Option To Extend: The tenant has an option to extend for a further 15years

#### PRICE

Our client is offering their freehold interest in the subjects for £220,000







#### V.A.T

The property has not been elected for V.A.T

#### E.P.C.

Available on request

#### LEASE

Available on request

#### LEGAL

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

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla  
Will Rennie

TSA Property Consultants  
162 Buchanan Street  
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.