

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FOR SALE

SUPERB GLASGOW RETAIL INVESTMENT

134-138 DRYMEN ROAD
GLASGOW
G61 3RB



CONTACT:
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McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
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- The subject premises occupy a prime location in Bearsden, a popular and prosperous suburb located approximately 6 miles north west of Glasgow City Centre.
- Superb fully let retail investment producing a rental income of £205,000 per annum. 15½ years left unexpired to Marks & Spencer Plc. No breaks.
- Surrounding occupiers provide an attractive mix of national multiple retailers and independent sole traders.
- The property for sale comprises 3 retail units located on the eastern side of Drymen Road.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Property	Tenant	Area G.F.	First Floor	Basement	Rent (p.a.)	Lease Start	Lease Expiry	Rent Review	Comment
134	Optical Express (Southern Ltd)	842 sq ft	-	-	£25,000	21/05/10	20/05/20		
136	Lycidas 450 Ltd t/a Natural Laundry	864 sq ft	1,700 sq ft	-	£30,000	13/03/17	12/03/32	13/03/22	TBO 13/03/27 6 months rent held as a deposit
138	Marks & Spencer Plc	5,564 sq ft	-	1,378 sq ft	£150,000	25/12/87	24/12/32	25/12/17	
All Leases Effectively FRI									

RATEABLE VALUES

134	£23,500
136	£29,750
138	£73,000

TITLE

Scottish Freehold

PRICE

£3,225,000 which equates to a yield of 6%.

VIEWING

Contact: Michael Hopkins
Tel: 028 90 500 100
Mobile: 07767 332 332
Email: mph@mckibbin.co.uk

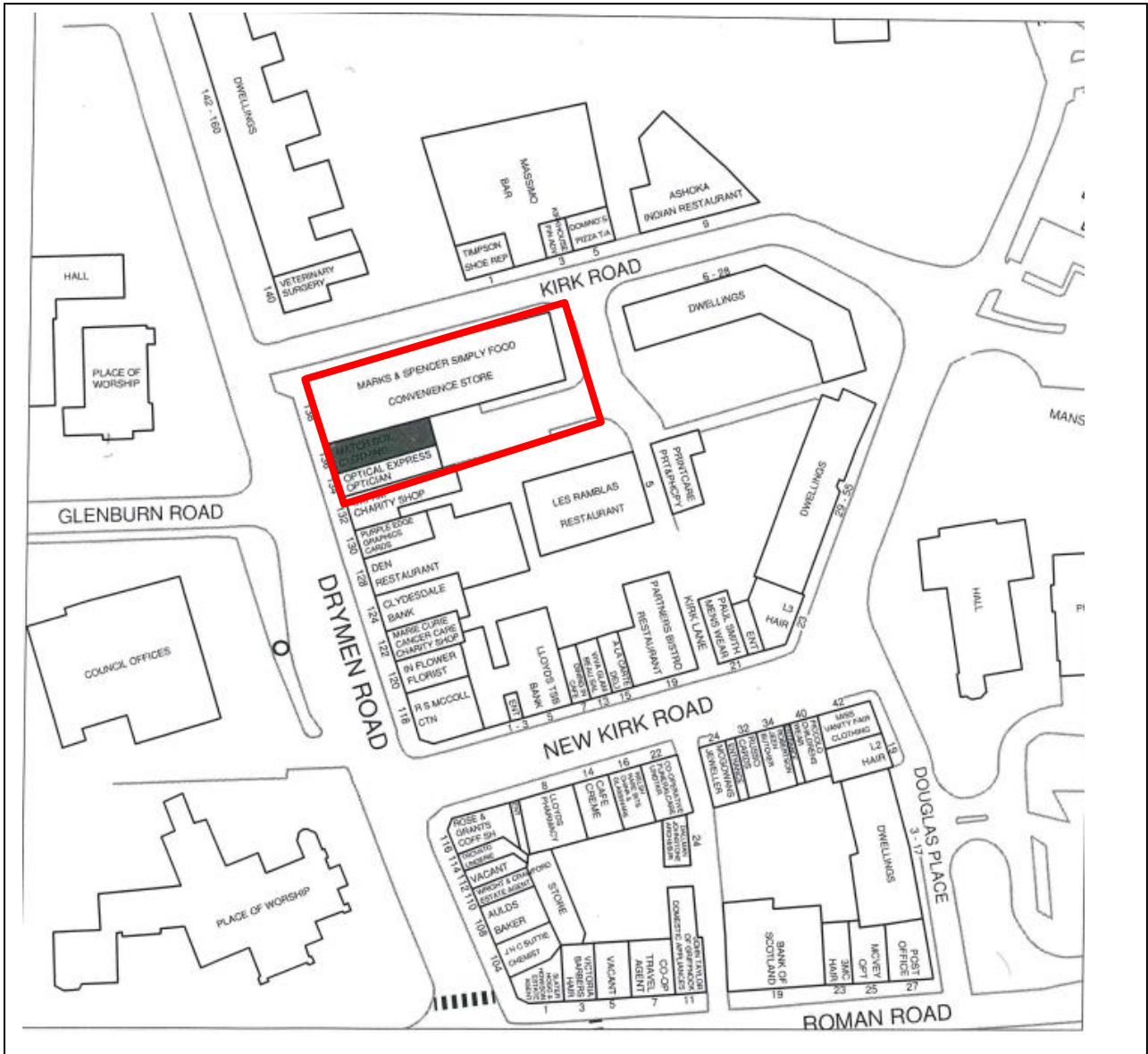
JOINT AGENT

Colliers International
Contact: Jonathan Millar
Tel: 028 90 511 008
Mobile: 07802 520 009
Email: jonathan.millar@colliers.com

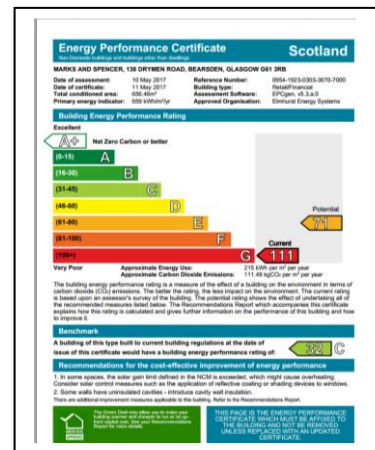
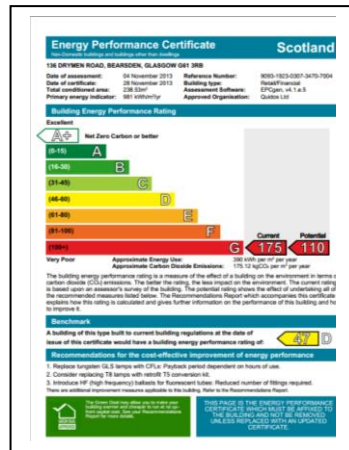
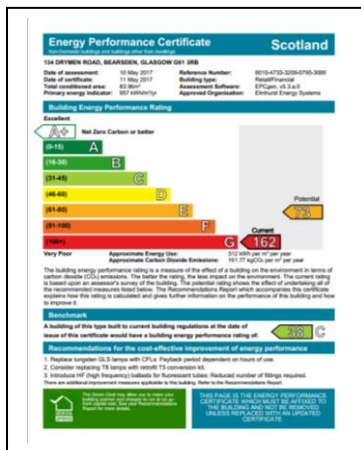
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EPCS



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