

FOR SALE Investment

UNIT 14, 12-14 WESTMUIR STREET,
GLASGOW, G31 5BH

The rent is subject to an upward only open
market review, with a minimum 10% uplift in
rent, on the 5th anniversary

-  Close to Parkhead Cross
-  Main arterial route
-  New 20 year FRI lease
-  VAT free investment
-  Income of £13,000 pa
-  Offers over £135,000



LOCATION

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network.

The property is located on the south side of Westmuir Street, close to its junction with Tollcross Road, in the Parkhead area, two miles to the east of Glasgow City Centre. The area has large foot traffic from the busy intersection of five major roads joining at Parkhead Cross.

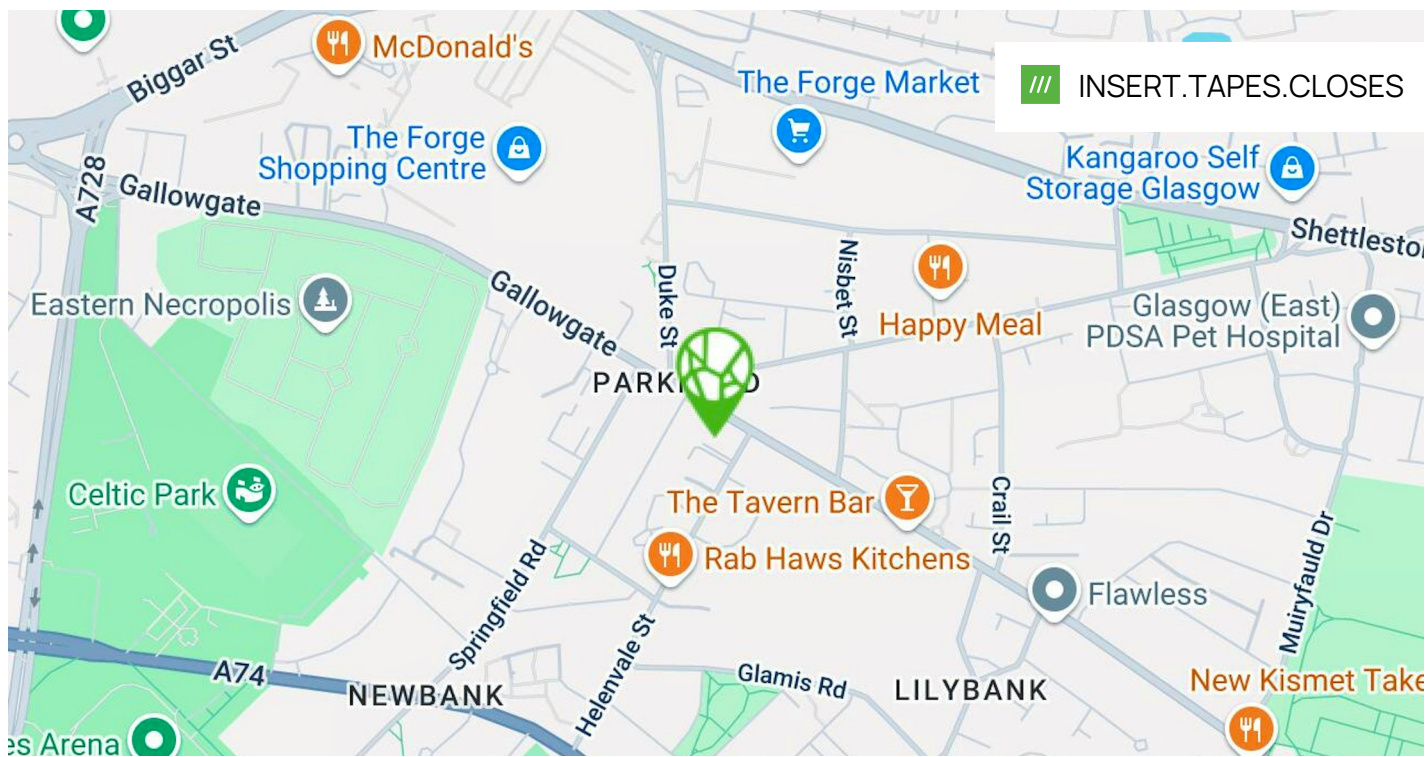
Carntyne and Duke Street railway stations are all within walking distance of the property. Nearby occupiers include Sugar and Spice, Old Woolies, Phones 2 You and German Donner Kebab.

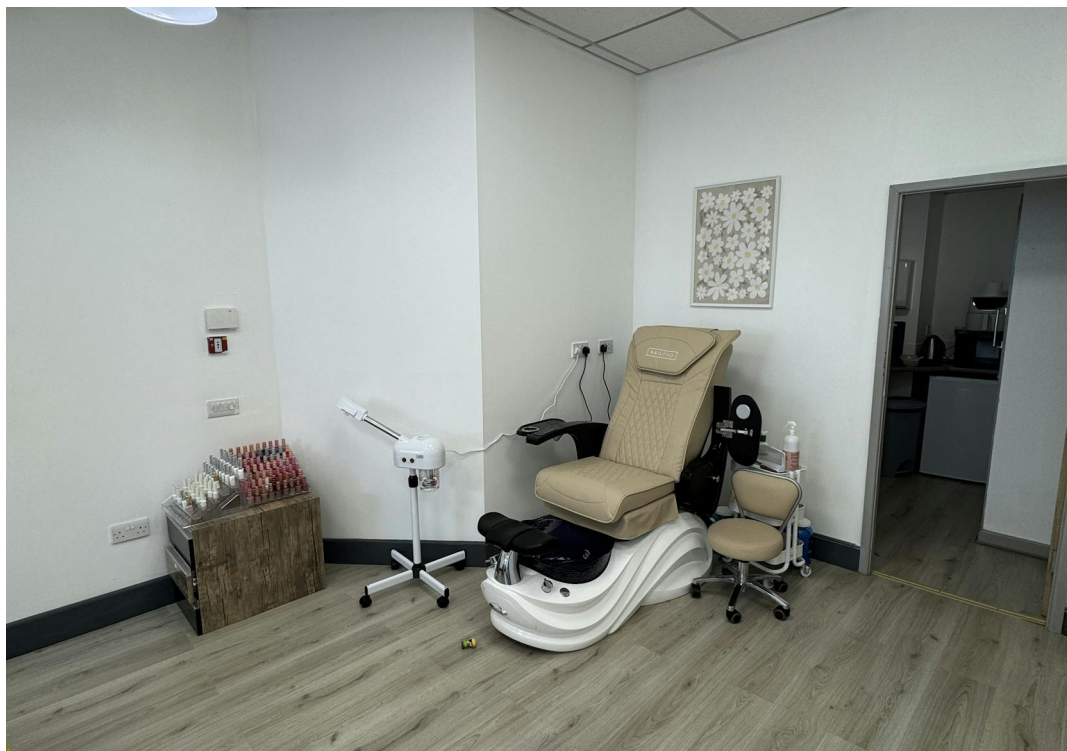
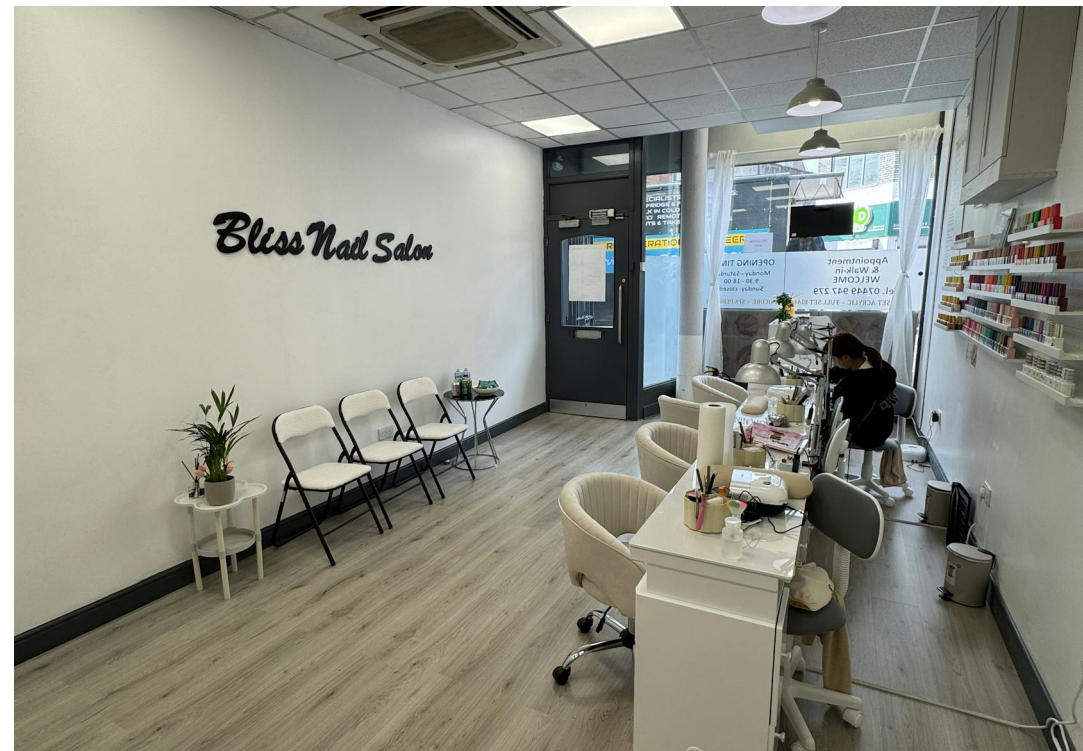
DESCRIPTION

The subjects comprise a ground floor retail unit within a mixed-use red sandstone tenement building arranged over four floors. The upper floors appear to be residential in nature. The roof is pitched and covered in slate.

Externally, the shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the sales area.

The floor is covered in laminate and the walls are of plaster/paint. The suspended grid ceiling incorporates LED box lighting. A store, kitchenette and WC are provided to the rear of the shop.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	449	41.71

TENANCY

The property is let on a new 20 year FRI lease that commenced in May 2025 at a rent of £13,000 per annum. The rent is subject to an upward only open market review, with a minimum 10% uplift in rent, on the 5th anniversary. There are no lease break options.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PRICE

Offers over £135,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £13,000 per annum, a purchase at this level would reflect a gross initial yield of 9.6%.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: June 2025