

Lot 39, 219 Govan Road, Glasgow,

G51 1HJ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Fully-Let Heritable Roadside Motor Trade and Retail Investment

www.acuitus.co.uk

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Property Information

Fully-Let Heritable Roadside Motor Trade and Retail Investment

- Five fully-let roadside units and an advertising hoarding
- Tenants include two car repair workshops and a flooring specialist
- Approximately 9,244 sq ft
- VAT-free investment
- Established commercial and industrial location
- Nearby occupiers include Enterprise, Glasgow Home Office, Co-operative Convenience Store, Subway and a number of independent operators
- Excellent communication links within close proximity to M8 (Junction 23) and M77

Lot

39

Auction

9th July 2024

Rent

£37,048 per Annum Exclusive
(4)

Sector

Trade Counter

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 47 miles west of Edinburgh
Roads A8, A74, M8 (Junction 23), M77, M74
Rail Gessnock Underground Station
Air Glasgow International Airport

Situation

The property is situated in an established commercial and industrial location, 2 miles south-west of Glasgow City Centre. The property benefits from excellent communication links being within close proximity to M8 (Junction 23) and M77. Nearby occupiers include Enterprise, Glasgow Home Office, Co-operative Convenience Store, Subway and a number of independent operators.

Tenure

Heritable.

EPC

Description

The property comprises five industrial/roadside units arranged on the ground floor only. The property also benefits from an advertising hoarding.

VAT

VAT is not applicable to this lot.

Completion Period

03/09/2024

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m (1)	Gross Internal Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Units 1, 2 & 4	Motor Trade	291.22	(3,134)	P. SCOTT (t/a Langtree Motors)	Lease expires 31/10/2024 or continuing by way of Tacit Relocation	£17,952
Unit 3	Garage	98.15	(1,056)	S. RASHEED (t/a Bow Car Sales)	Let by way of a Licence Agreement for approximately 5 years from 21/03/2023 until 20/01/2028	£7,748 rising to £8,136 pa on 21/03/2025 (2)
Unit 5	Retail/Workshop	469.55	(5,054)	C. WINGATE (t/a Select Flooring) (3)	Let by way of a Licence Agreement for 2 years from 20/07/2023 until 19/07/2025	£10,348
Billboard	Advertising Hoarding	-	-	PRIMESIGHT LIMITED	10 years from 01/10/2020	£1,000
Total		858.92	(9,244)			£37,048 (4)

(1) Areas provided by Scottish Assessors Association (www.saa.gov.uk).

(2) A rent deposit of £3,874 is held by the landlord.

(3) The tenant is currently not in occupation.

(4) In addition to the annual rent, all tenants, apart from Primesight Limited, pay annual management fees totalling £1,802 per annum to the landlord. Therefore, the property is effectively producing £38,850 p.a. - please see legal pack

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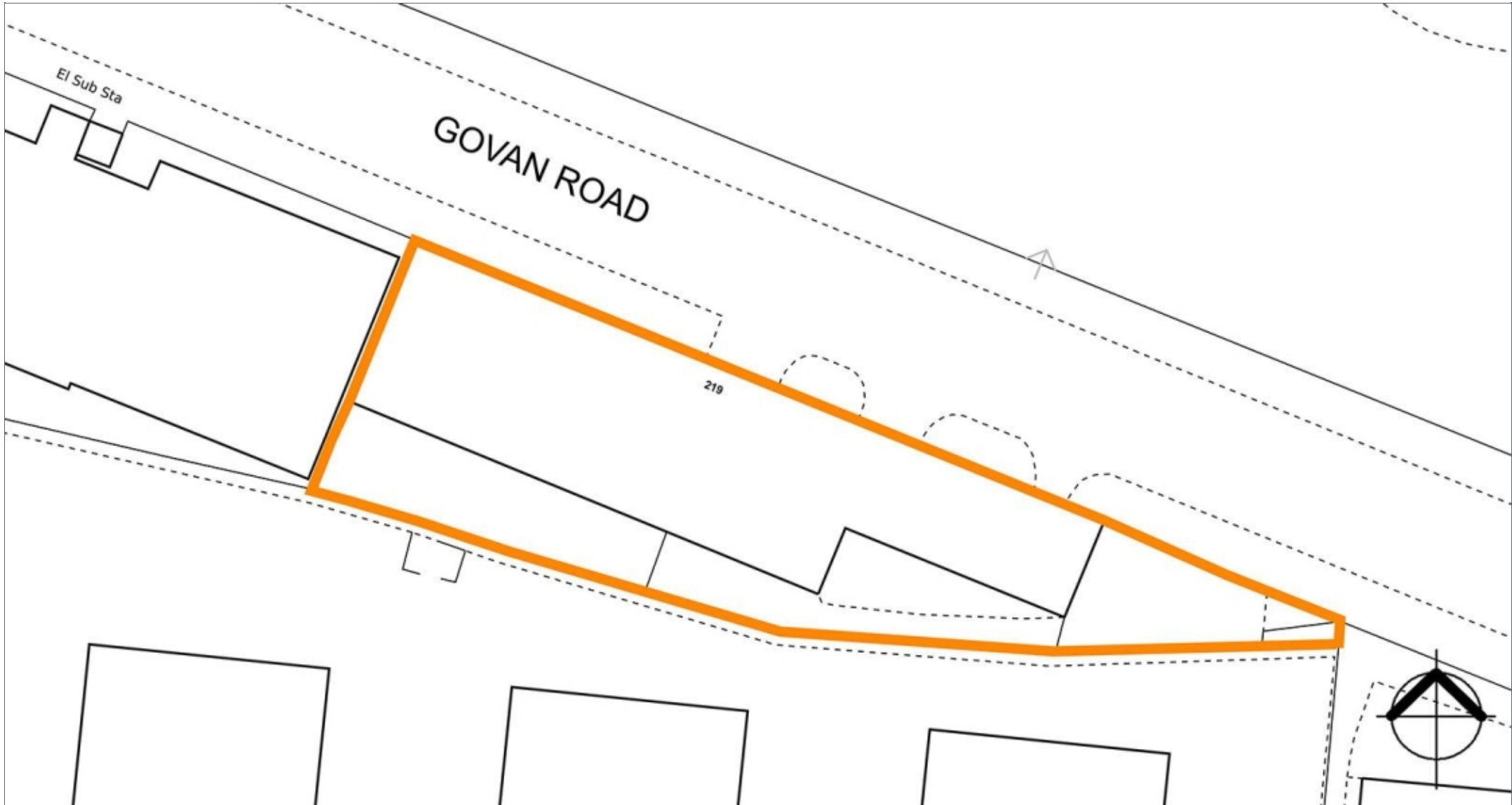
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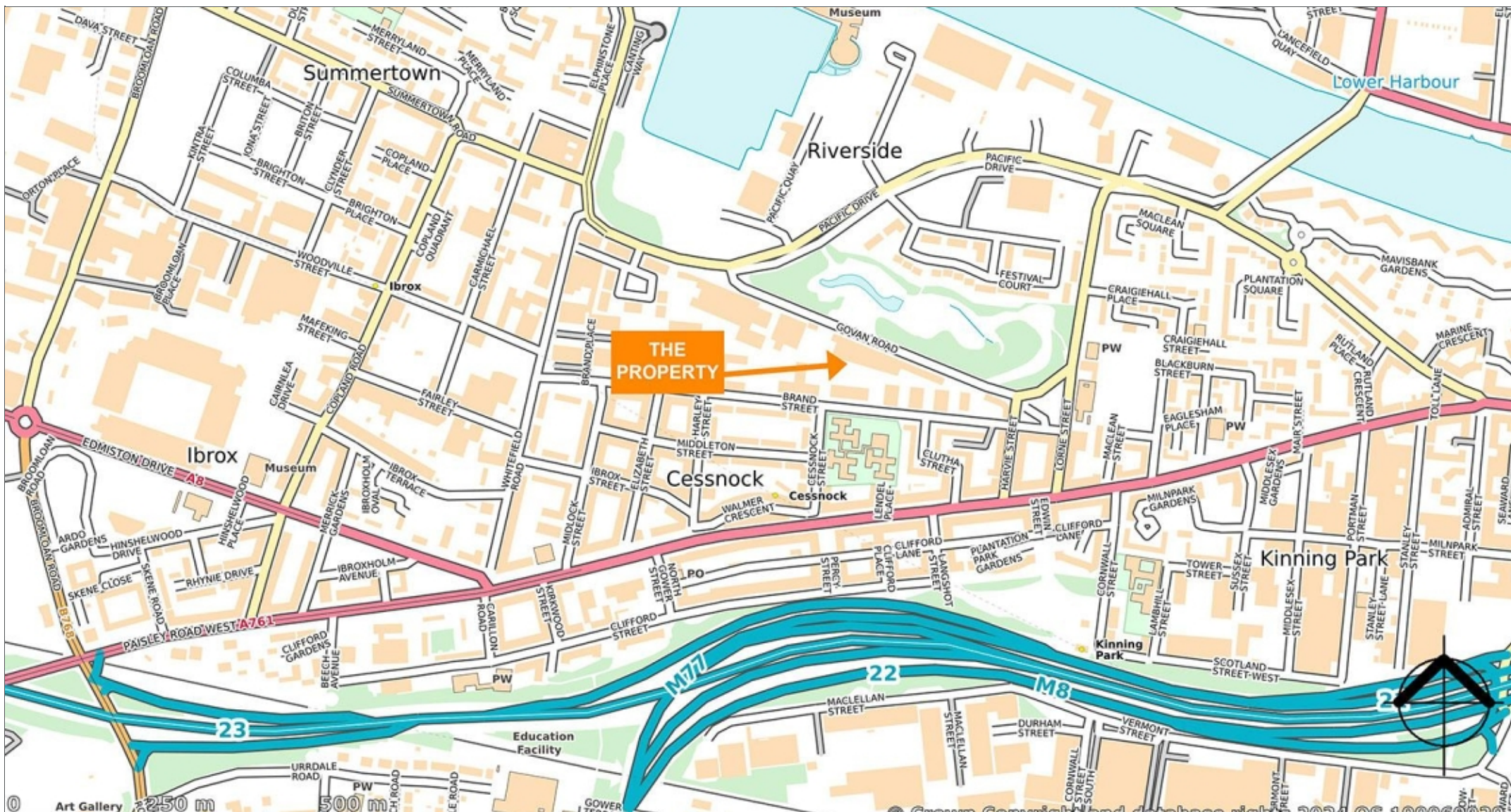
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2024