



RETAIL INVESTMENT OPPORTUNITY


44 – 50 Kilmarnock Road, Shawlands, Glasgow, G41 3NH

FULLY LET RETAIL PARADE LOCATED IN THE
HEART OF GLASGOW'S THRIVING SOUTHSIDE




Investment Summary

44 – 50 Kilmarnock Road, Shawlands, G41 3NH




Opportunity to acquire a **fully let retail parade** in the **heart of Glasgow's thriving Southside**




Fully let to **Salvation Army, Madina Store, Speed Queen, and Phone Shop**, with a **WAULT** of **6.79 years** to expiry and **5.51 years** to break



Shawlands is a highly **sought after** and **densely populated affluent residential suburb**, approximately **3 miles south** of **Glasgow City Centre**



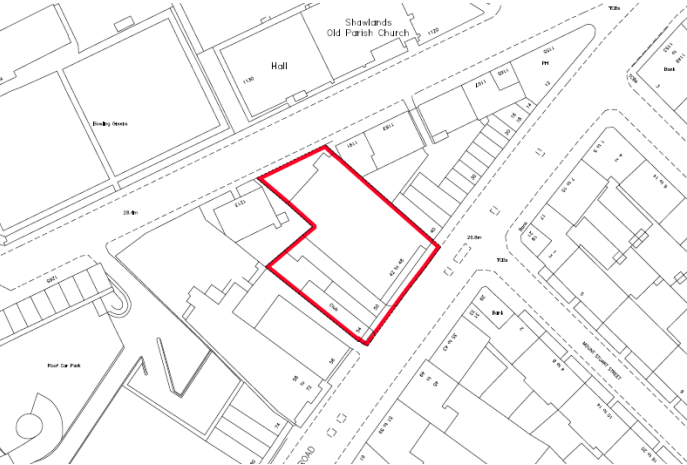
Net passing rent of **£85,713 per annum**



The property comprises **4 well configured retail units**, two of which benefit from ancillary first floor accommodation, extending to a **total floor area of approximately 11,872 sq ft**



Approximately **one third of current passing income** secured to **Salvation Army** until **November 2026 - Creditsafe Rating A (89)**





Kilmarnock Road is the **principle retailing thoroughfare** in **Shawlands**, with nearby occupiers including **Greggs, Virgin Money, Co-op, B&M, Boots, Sainsbury's Local, Iceland, Oro Italian Restaurant**, and **numerous independent bar and restaurant operators**



PROPOSAL

We are instructed to seek offers in excess of **£740,500 (Seven Hundred and Forty Thousand Five Hundred Pounds Sterling)** subject to contract and exclusive of VAT for our client's Heritable Interest. A purchase at this price would reflect an attractive **net initial yield of 11.00%** and a low **capital rate of £62.37 per sq ft**, allowing for standard purchaser's costs based on LBTT

Location and Situation

44 – 50 Kilmarnock Road, Shawlands, G41 3NH

LOCATION

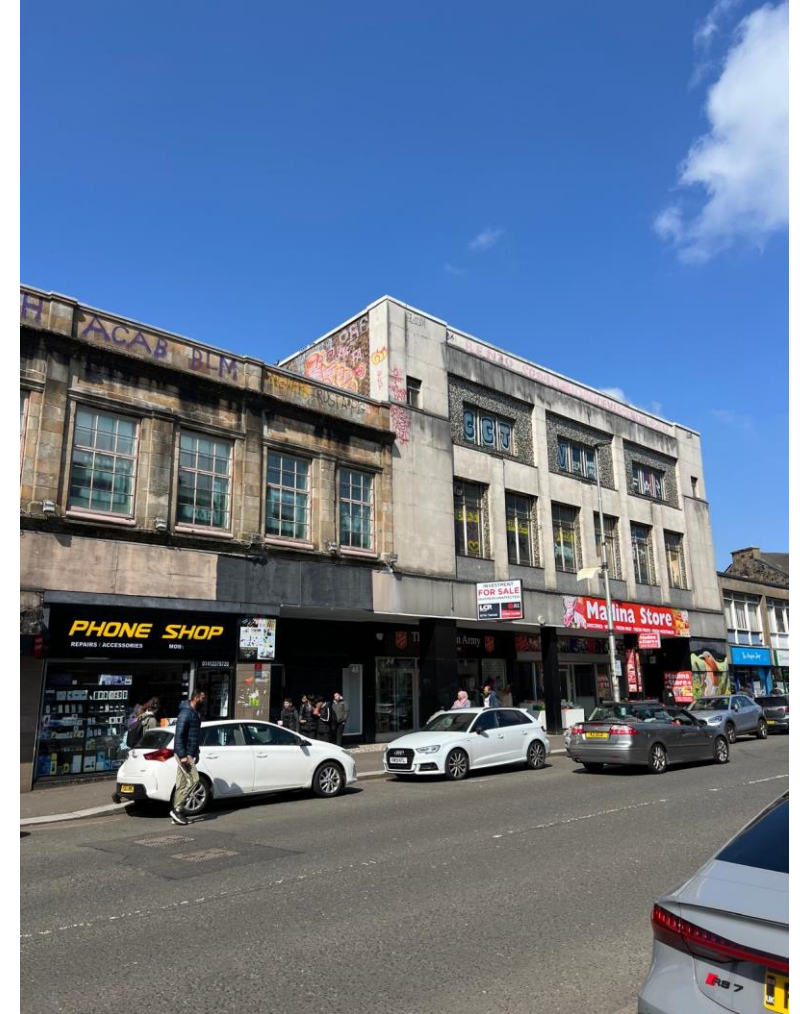
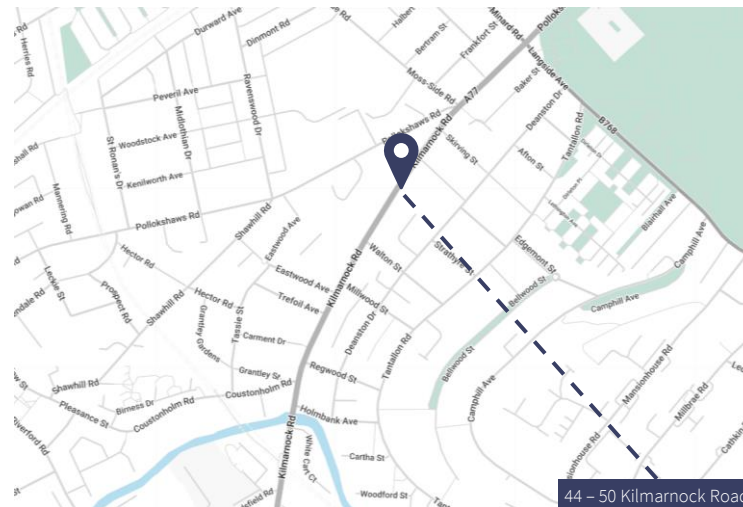
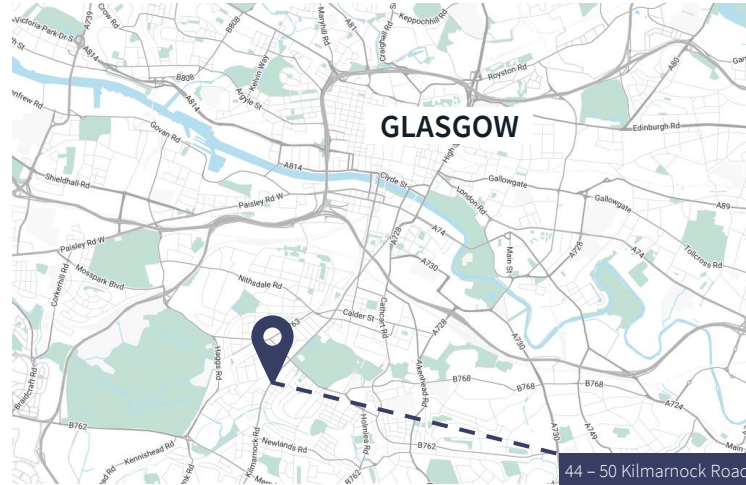
Glasgow is the largest city in Scotland, with a population of over 635,000. The city has an extensive catchment, with the Greater Glasgow conurbation extending to approximately 2.3 million people within a one-hour drive time, accounting for more than 40% of Scotland's population.

Glasgow is the largest and most significant retail market in the UK outside of London's West End. The city is consistently ranked second in the CACI retail rankings and provides over 5.3 million sq ft of retail space.

SITUATION

Shawlands is a highly sought after and densely populated affluent residential suburb, situated in the heart of Glasgow's Southside, within 7 miles of Glasgow Airport. The area serves as the primary retail, leisure, and cultural centre for the south of Glasgow, with an abundance of quality pubs, restaurants and coffee shops.

Kilmarnock Road is the principal retail thoroughfare for Shawlands. The subject property is located on the northern aspect of Kilmarnock Road, in close proximity to Shawlands Arcade. Nearby occupiers include Greggs, Virgin Money, Co-op, B&M, Boots, Sainsbury's Local, Iceland, Oro Italian Restaurant, and numerous independent bar and restaurant operators.



Description and Accommodation

44 – 50 Kilburn Road, Shawlands, G41 3NH



DESCRIPTION

The subjects comprise a parade of 4 well-configured unit shops with a combined area of 11,872 sq ft. Each demise is arranged over ground floor, with 44 and 46 Kilburn Road benefitting from part first floor accommodation to the rear of the property, utilised for staff and storage purposes. The subjects are accessed via street level, with a single frontage, and have been fitted out and decorated internally to meet each tenant's standard.

ACCOMODATION

The units extend to the following approximate net internal floor areas:

Street No.	Description	Area (sq ft)
44 Kilburn Road	Ground and First Floor	5,943
46 Kilburn Road	Ground and First Floor	2,952
48 Kilburn Road	Ground Floor	1,517
50 Kilburn Road	Ground Floor	1,460
TOTAL		11,872



Tenancy

44 – 50 Kilmarnock Road, Shawlands, G41 3NH

TENANCY

The property is multi-let to four tenants in accordance with the below schedule. The property provides a **WAULT of 6.79 years to expiry and 5.51 years to break**, with approximately **one third of the current passing income secured to Salvation Army Trading Company Ltd – Creditsafe Rating A (89)**.

Unit	Tenant Name	Trading As	Area (sq ft)	Lease Start Date	Lease Expiry Date	Break Dates	Rent (p.a.)	Next Rent Review	Comments
44 Kilmarnock Road	Madina Edibles Ltd	Madina Store	5,943	25/08/2023	24/08/2033	-	£32,500	25/08/2028	Service Charge cap of £4,156 which increases by 3% p.a. Current service charge shortfall of £486
46 Kilmarnock Road	Salvation Army Trading Company Ltd	Salvation Army	2,952	08/11/2016	08/11/2026	-	£27,500	-	Rent increases to £30,000 on 07/11/2025. Service Charge cap of £1,472 which increases by 3% p.a. Current Service Charge shortfall of £833
48 Kilmarnock Road	S Q Shawlands Ltd	Speed Queen	1,517	28/01/2025	23/01/2040	28/01/2030 28/01/2035	£12,000	28/01/2030	Stepped rent, structured as follows: 28/01/2026 - £14,000 28/01/2027 - £16,000 28/01/2028 - £18,000 Service Charge cap of £2,000 which increases by 3% p.a. Current Service Charge shortfall of £968
50 Kilmarnock Road	PhoneShopp Ltd	Phone Shop	1,460	23/05/2022	22/05/2032	-	£16,000	-	-
Substation	Scottish Power Plc	-	-	15/05/1982	15/05/2025	-	-	-	-
Total			11,872				£88,000		
						NOI:	£85,713		

Contacts

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EPC

EPC certificates for all units are available upon request

DATA ROOM

Access to the data room is available upon request

AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

VAT

The property has been elected for VAT and therefore VAT will be applicable to the purchase price, however, it is anticipated that the sale will be treated by way of a Transfer of a Going Concern (TOGC)

PROPOSAL

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