

FOR SALE - SUPERB INVESTMENT OPPORTUNITY



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



INVESTMENT - DOCTORS SURGERY

138/142 BALMORE ROAD, GLASGOW G22 6LJ

- Large double shop/surgery: **122.70 sq m (1,320 sq ft)**
- Recently refurbished
- Lease expiry - 30 September 2013
- Passing rental: **£17,000** per annum
- Extremely busy medical practice - 3 doctors in tenancy
- Offers over **£170,000** - **9.73%** net initial yield

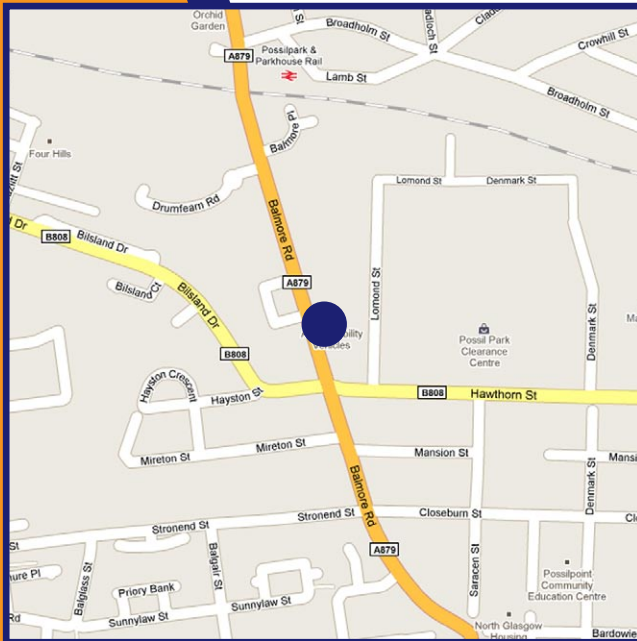
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Atlantic House, 45 Hope Street, Glasgow, G2 6AE

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LOCATION

The subjects are situated on the east side of Balmore Road (A879) in the Possil area of Glasgow, some 1.5 miles to the north of the City Centre.

Balmore Road comprises a main north/south arterial route between Glasgow City Centre and the affluent areas of Bearsden and Milngavie to the north.

The immediate vicinity is primarily residential in nature with adjacent areas of light industrial/workshop use.

The area has witnessed extensive residential redevelopment in recent years. Adjacent commercial occupiers comprise mainly local service providers and include, **Numark Pharmacy, Gilchrist & Lynch Funeral Directors, Balmore Newsagents, a Three in One, Chinese Takeaway** and a small **coffee shop**.

The street plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a double retail unit – which has been combined into a single unit to form a doctors' surgery.

The property appears to be of brick and blockwork construction, with a pitched, tiled roof and internally is arranged to provide a large waiting area, reception and reception office, general admin office, store and four consulting rooms.

View looking south



View looking north



Internal View



In addition, separate WCs for staff and patients and a staff tea preparation area are provided.

The property has recently been refurbished externally and internally and is fitted to a high standard.

From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the subjects extend as follows:

Net Internal Area: 122.70 sq m (1,320 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £11,500

LEASE DETAILS

The subjects are held by way of a full repairing and insuring lease. The tenants are three doctors who are jointly and severally liable in terms of the lease which expires on 30 September 2013.

The current passing rental (until expiry) is **£17,000** per annum, paid quarterly.

PRICE/PROPOSAL

We are seeking offers in excess of **£170,000** for the benefit of our clients (the landlords) feuhold interest in the property.

A purchase at this level would provide a net initial yield of **9.73%** - after allowing purchasers costs of **2.75%**.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

We would expect the ingoing tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody
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