

FOR SALE: RETAIL INVESTMENT OPPORTUNITY

UNITS 1-6, THE CLACHAN, CLACHAN of CAMPSIE, G66 7AB



allison

David Allison & Company
Chartered Surveyors

- Small parade of four retail units including café/gallery
- Easily managed portfolio with 100% occupancy
- Attractive, local & popular village location
- Current total rental income £27,250 per annum
- Offers in excess of £300,000 invited (Net yield 8.82%)

David Allison & Company Chartered Surveyors

135 Buchanan Street, Glasgow, G1 2JA • Tel: 0141 375 1555

www.dallisonandco.co.uk

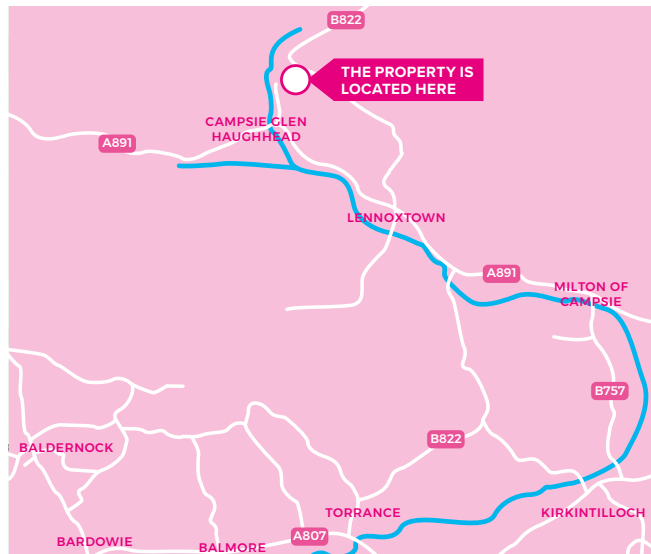
LOCATION

The subjects occupy a most attractive rural/village setting at the foot of the Campsie Hills and Campsie Glen in the small but expanding hamlet of Clachan of Campsie – an area very popular with walkers, cyclists and visitors from in and around the surrounding areas.

Clachan of Campsie lies approximately 1.8 miles west of Lennoxtown and some 3.6 miles east of Strathblane in East Dunbartonshire and is accessible from Crosshouse Road of the A891.

Immediate surrounding properties comprise an attractive mixture of varying styles of housing and the village benefits from a regular bus service to and from Glasgow City Centre. Construction has recently commenced of 6 new houses to the east of the title area.

The subjects, which are outlined in the title plan lie adjacent to the historic St Machans Graveyard situated at the start of the feature wooded Campsie Glen walk following the path of the Kirk Burn including waterfall, eventually leading up to a car park on Crow Road (B822) up and over the Campsie Hills from Lennoxtown to Fintry.



GENERAL DESCRIPTION

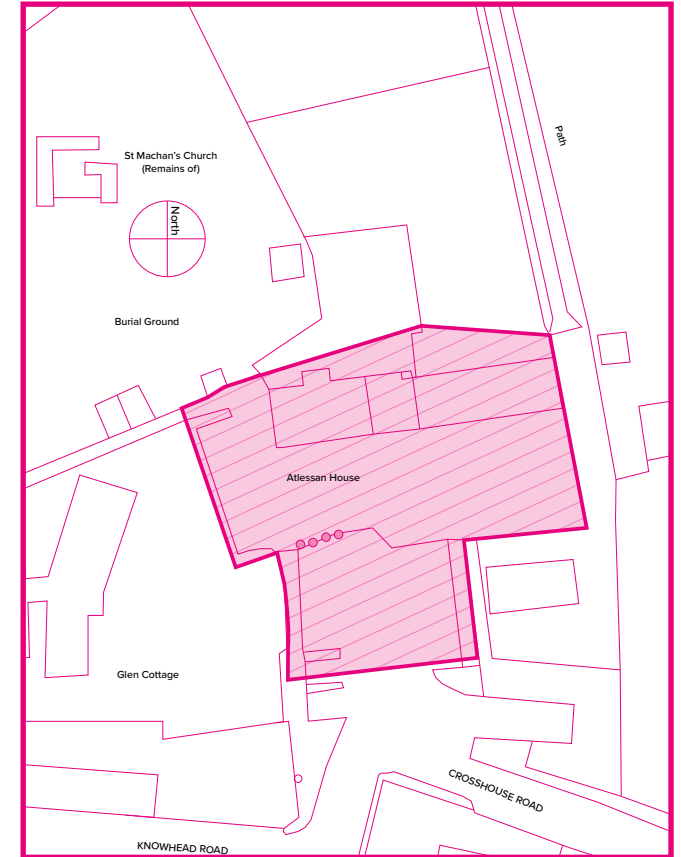
The shops are situated in a 'B' Listed part two storey and attic and part single storey building of some character and appearance, the original section of which dates back to 1833 and known originally as the "Lairds House".

For the avoidance of doubt the upper floor flat is excluded from the sale.

The building was converted some years ago into a total of four self-contained commercial units on the ground floor comprising of three shops and a coffee shop/café and gallery.

The title area to the subjects includes a common interest in a large area of level ground immediately to the front of the building comprising a slabbed forecourt and side car park. There is also an area of common garden to the rear of the building. The plan attached shows the extent of the subjects.

INDICATIVE TITLE AREA



LEASE DETAILS

We summarise below the tenancy information. Copies of the individual lease agreements can be made available to seriously interested parties.

Unit(s)	Tenant	Use	Size (sq ft)	Rent (p/a)	Lease Expiry
1 & 2	Lorna Jane Ferguson t/a Sonas Café Bistro	Café/Gallery	943	£15,000	28/03/2025
3	Angela McLean t/a Practical Magic	Retail	391	£4,500	09/07/2024
4	A Gow t/a Wheelcraft Bike Shop	Retail	367	£4,500	15/05/2022
5	Sandra Meechan t/a The Artisan Gallery	Retail	320	£3,750	13/07/2026
Total Rental Income (p/a)				£27,250	



ACCOMMODATION & FLOOR AREA

The tenancy schedule shows the size and occupancy details of each unit.

ENERGY PERFORMANCE CERTIFICATES

All properties have been assessed for energy performance and currently have the undernoted energy ratings:-

Unit	EPC Rating
Units 1 & 2	G
Unit 3	G
Unit 4	F
Unit 5	G

PRICE/OFFERS

Offers in excess of £300,000 are invited to purchase our client's outright ownership in the subjects with the benefit of the various lease agreements. This level of price provides a gross yield of 9% and a net yield of 8.82% after deduction of normal purchaser's costs.

VIEWING/FURTHER INFORMATION

Strictly through the sole selling agent:

allison

David Allison

David Allison & Co Chartered Surveyors
135 Buchanan Street, Glasgow, G1 2JA
Tel: 0141 375 1555 Fax: 0141 375 1666
Email: david@dallisonandco.co.uk

www.dallisonandco.co.uk

UNITS 1-6, THE CLACHAN



PROPERTY MISDESCRIPTIONS ACT 1991

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. **Date of Publication: May 2021**

DAVID ALLISON & COMPANY CHARTERED SURVEYORS

135 Buchanan Street, Glasgow, G12JA • Tel: 0141 375 1555

www.dallisonandco.co.uk

allison
David Allison & Company
Chartered Surveyors