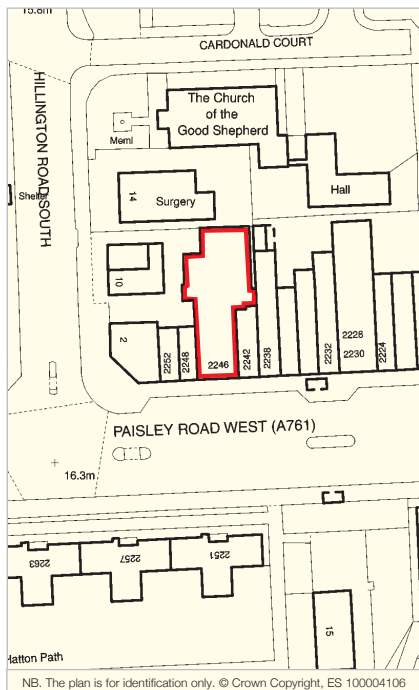


Glasgow
2246 Paisley Road
West
G52 3SJ

- Heritable Betting Office Investment
- Let to Done Brothers (Cash Betting) Ltd until 2027 (no breaks)
- Minimum 2.5% pa compound uplift at review
- No VAT applicable
- Current Rent Reserved

£36,885 pa
rising to a minimum of
£41,731.99 per annum
in 2021

SIX WEEK COMPLETION
AVAILABLE



Tenure

Heritable.

Location

The city of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 motorways and has its own international airport.

The property is located on the north side of Paisley Road West (A761), close to its junction with Hillington Road South.

Nearby occupiers include Paddy Power, Yorkshire Building Society, Bank of Scotland, William Hill, Kwik Fit and an Esso petrol station with a Tesco Express convenience store.

Description

The property is arranged on ground floor only to provide a ground floor lock-up betting office which forms part of a parade of similar units.

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	5.10 m	(16' 9")
Shop Depth	27.40 m	(89' 10")
Built Depth	31.00 m	(101' 8")
Ground Floor	259.5 sq m	(2,793 sq ft)

Tenancy

The property is at present let to DONE BROTHERS (CASH BETTING) LIMITED on assignment from Coral Racing Limited for a term of 16 years from 22nd February 2011 (with option to extend) at a current rent of £36,885 per annum. The lease provides for a rent review in June 2021 to either a minimum of 2.5% per annum compounded or Open Market Rental Value. The rent will therefore rise to a minimum of £41,731.99 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.betfred.com
 For the year ended 25th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320.065m, a pre-tax profit of £29.293m, shareholders' funds of £35.293m and a net worth of £23.115m. (Source: Experian 01.03.2017.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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