

Topps Tiles, 110 Glasgow Road Rutherglen, Glasgow G73 1SU

lot 38

Heritable (Scottish Equivalent of English Freehold) Trade Counter Investment

- Let to Multi Tile Limited (t/a Topps Tiles) until 2018
- Prominently located on one of Glasgow's main arterial routes

- Nearby occupiers include Halfords, Crown, Jewson, Booker, Howdens, Tilemania and HSS

Rent
£69,600
per annum
exclusive



Location

Estimated District Population: 1,200,000 (Greater Glasgow)
Miles: 3 miles south-east of Glasgow city centre
1 mile north-west of Rutherglen town centre

Roads: A730, M74

Rail: Rutherglen and Dalmarnock suburban stations

Air: Glasgow International Airport

Situation

The property is prominently situated on the northern end of the A730 (Glasgow Road) at its junction with Rutherglen Road in an established trade counter and industrial location. The property will benefit from the M74 extension which is scheduled for completion in 2011. The Polmadie Junction will be located a short distance from the property and will provide excellent access to the national motorway network.

Nearby occupiers include Halfords, Crown, Jewson, Booker, Howdens, Tilemania and HSS.

Description

The property comprises a MODERN TRADE COUNTER UNIT with in situ concrete floors, and benefits from two loading doors and approximately 21 dedicated car parking spaces. The site extends to approximately 0.222 hectares (0.548 acres).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable on this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x
Ground	Trade Counter	699.45 sq m (7,529 sq ft)	MULTI TILE LIMITED (t/a TOPPS TILES) (1)(2)	25 years from 31/12/1993 (3)	£69,600
Totals		699.45 sq m (7,529 sq ft)			£69,600

(1) The property is let to Multi Tile Limited (t/a Topps Tiles) by assignment registered on 12th April 2006 from Goodyear Great Britain Limited (now Goodyear Dunlop Tyres UK Limited).

(2) Multi Tile Limited is a trading subsidiary of Topps Tiles plc. Topps Tiles opened its first outlet in 1963 and is now Britain's biggest tile and wood flooring specialists group with over 250 stores throughout the UK and another 20 opening each year. (Source: www.toppstiles.co.uk)
For the year ending 27th September 2008 Multi Tile Limited reported a total turnover of £23,977,000, pre-tax profits of £12,521,000 and a net worth of £123,873,000. (Source: Experian Credit Check Report as published by Scottish Property Network 29/04/2010)

(3) The property is let generally on FRI terms (however please refer to clauses 4.10 and 4.12 of the Articles).

For further details please contact:

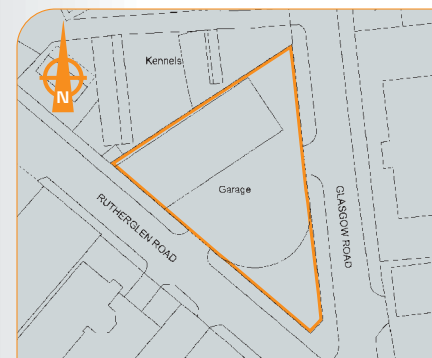
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