

Lot 38

£135,000 per annum
exclusive

10 -12 Busby Road, Clarkston,
Glasgow G76 7XL

Heritable Retail Investment



Tenancy and accommodation

Lot 38

£135,000 per annum exclusive

Key Details

- Let to Sainsbury's Supermarkets Limited (sublet to Avondale Fitness Limited) and Tote Bookmakers Limited
- Prominent location in popular Glasgow suburb
- Opposite Clarkston Railway Station
- Nearby occupiers include Boots, Tesco, Greggs, Thomas Cook, Pizza Hut and branches of Bank of Scotland, TSB and Santander

Location

Miles: 6 miles south of Glasgow City Centre
Roads: A77, A726, M77 (Junction 3)
Rail: Clarkston Railway Station (approx 19 mins direct to Glasgow City Centre)
Air: Glasgow International Airport

Situation

Clarkston is a popular commuter suburb within the Glasgow conurbation south of the City Centre. Busby Road (B767) is located close to the A77 which in turn provides direct access to Glasgow City Centre to the north. The property is prominently situated on the west side of Busby Road, close to its junction with Eastwoodmains Road, opposite Clarkston Railway Station and a public car park. Nearby occupiers include Boots, Tesco, Greggs, Thomas Cook, Pizza Hut and branches of Bank of Scotland, TSB and Santander.

Description

The property comprises two adjoining ground floor retail units which form part of a larger building and benefits from the use of off-street parking to the front.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

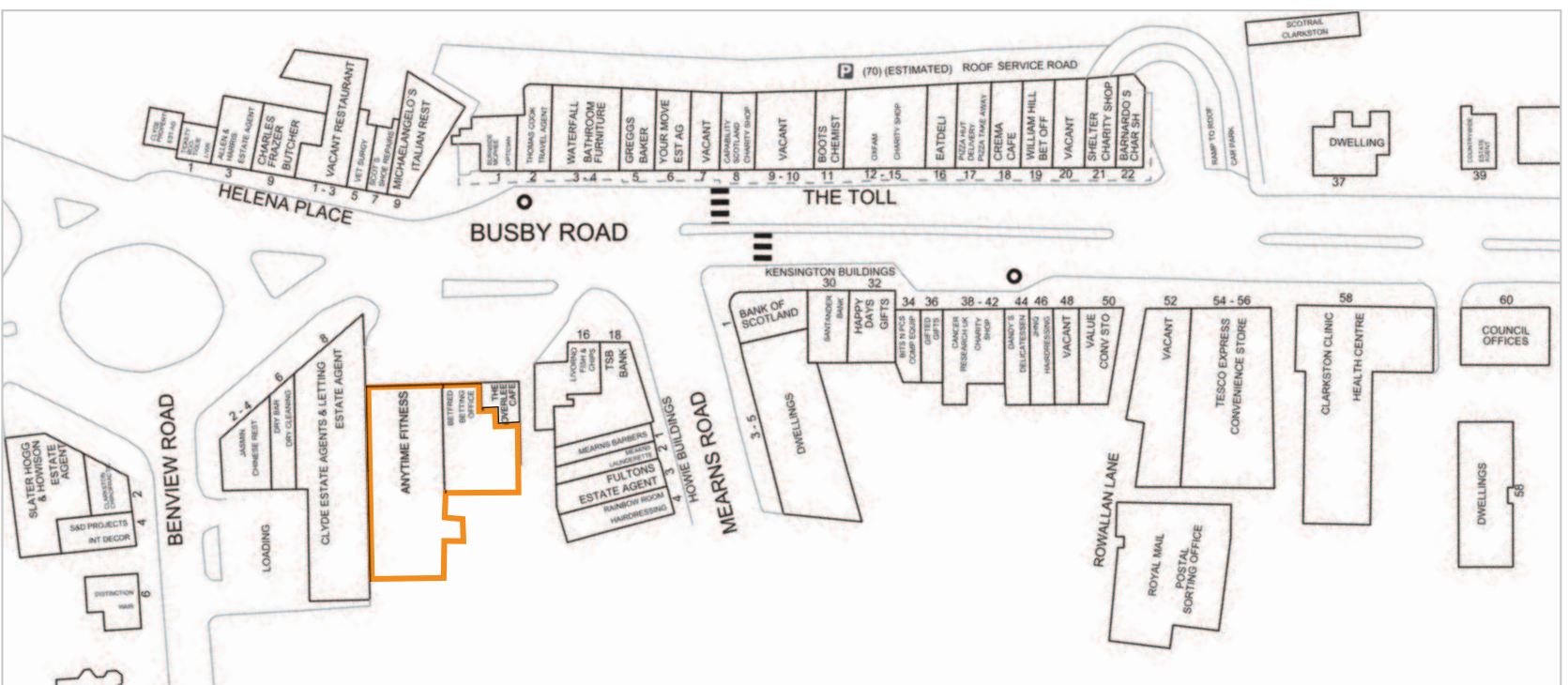
VAT is applicable to this lot.

Six Week Completion

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
10	Ground	Fitness Centre	475.84 sq m (5,122 sq ft)	SAINSBURY'S SUPERMARKETS LIMITED (1) sublet to Avondale Fitness Limited t/a Anytime Fitness	25 years from 10/11/2003	£92,500	09/11/2028
12	Ground	Betting Shop	121.14 sq m (1,304 sq ft)	TOTE BOOKMAKERS LIMITED t/a Betfred (2)	25 years from 01/08/2005	£42,500	31/07/2030
Total			596.98 sq m (6,426 sq ft)			£135,000	

(1) For the year ending 12th March 2016, Sainsbury's Supermarkets Limited reported a turnover of £23,168,000,000, pre-tax profits of £406,000,000 and a total net worth of £4,458,000,000 (Source: Experian Group 24/04/2017).

(2) Founded in 1967, Betfred is one of the UK's largest bookmakers employing over 10,000 staff across 1,380 licensed betting offices (Source: www.betfredcorporate.com).



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