

lot 5

## Cath Kidston, 18 Gordon Street Glasgow G1 3PB

Rent  
**£165,000**  
per annum  
exclusive

Heritable Retail Investment in Prime  
City Centre Location

- Ground and basement let to Cath Kidston until 2021
- Prominent corner unit within 50 metres of Buchanan Street, Glasgow's prime retailing thoroughfare

- Nearby occupiers include All Saints, Hobbs, Dune and The White Company
- Six Week Completion Period Available

On behalf of



lot 5

Rent  
£165,000  
per annum  
exclusive



View towards Buchanan Street



#### Location

Miles: 45 miles west of Edinburgh

Roads: M8, M74, M77

Rail: Glasgow Central and Queen Street Railway Stations

Air: Glasgow International Airport

#### Situation

The property occupies a prime position on Gordon Street close to its junction with Buchanan Street, Scotland's premier shopping thoroughfare.

The unit is situated in a prominent corner position on the pedestrianised stretch of Gordon Street and benefits from significant return frontage onto West Nile Street.

Nearby occupiers include All Saints, Hobbs, Dune and The White Company.

#### Description

The property, part of an impressive period building, comprises a substantial ground floor retail unit with ancillary basement accommodation.

#### Tenure

Heritable (Scottish equivalent to English Freehold).

#### VAT

VAT is not applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	148.55 sq m	<b>CATH KIDSTON LIMITED (1)</b>	10 years from 28/02/2011 until 27/02/2021 on a full repairing and insuring lease	£165,000	28/02/2016
Basement	Ancillary	40.04 sq m				
<b>Totals</b>		<b>188.59 sq m</b>	<b>(2,030 sq ft)</b>		<b>£165,000</b>	

- (1) For the year ending 28th March 2010, Cath Kidston Limited reported a turnover of £50,369,000, pre-tax profits of £7,632,000 and a total net worth of £9,156,000. (Source: www.riskdisk.com 27/05/2011) Founded in 1993 with a shop in London's Holland Park, Cath Kidston now trades from 41 shops and concessions across the UK, two shops in the Republic of Ireland, eleven in Japan and three in Korea. The most recent shop openings include Cardiff and Canterbury. Cath Kidston Ltd is one of the most influential design companies to emerge from the UK. Global private equity firm TA Associates recently acquired a majority stake in the company to support the business in its future growth. TA Associates is one of the oldest and largest private equity firms in the world. Cath Kidston remains Creative Director of Cath Kidston Limited and was awarded an MBE for services to business in February 2010 as part of the Queen's New Year Honours List. (Source: www.cathkidston.co.uk)
- (2) Under the terms of the lease the tenant currently benefits from a rent free period which will expire on 27th November 2011. The seller has agreed to top-up the rent so that the property will effectively produce £165,000 p.a.x. from completion of the sale until the expiry of the rent free period.

#### For further details please contact:

##### Jo Cordrey

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

##### Charlie Powter

Tel: +44 (0)20 7034 4853 Fax: +44 (0)20 7034 4869.  
Email: charlie.powter@acuitus.co.uk

www.acuitus.co.uk

#### Associate Auctioneers:

##### Savills Glasgow

163 West George Street,  
Glasgow G2 2JJ.  
Tel: +44 (0)141 222 5859.  
Email: MFleming@savills.com  
Ref: Mark Fleming.



#### Solicitors:

##### DLA Piper Scotland

249 West George Street, Glasgow G2 4RB.  
Tel: +44 (0)141 305 5357 Fax: +44 (0)141 305 5382.  
Email: barbara.mayne@dlapiper.com  
Ref: Barbara Mayne.

