

90A Henderson Street Bridge of Allan, Near Stirling FK9 4HP

lot 36

Heritable Retail Investment

- Let to Tesco Stores Limited on a new 20 year FRI lease until 2031 (subject to option)
- Guaranteed Rental Increases with Rent Reviews to RPI (subject to a minimum of 1% and a maximum of 4%)
- Attractive and affluent historic spa town

- 14 car parking spaces
- The property is held in a Single Asset Company which could be available by separate negotiation
- Nearby occupiers include Royal Bank of Scotland, Lloyds Pharmacy and Lloyds TSB Scotland

Rent
£50,000
per annum
exclusive



Location

Miles: 3.8 miles north of Stirling
31 miles north-east of Glasgow
Roads: M9, A9, A84, A91
Rail: Bridge of Allan
Air: Glasgow Airport, Edinburgh Airport

Situation

The attractive and highly affluent spa town of Bridge of Allan is home to Stirling University and is a popular Edinburgh and Glasgow commuter town. The property is prominently located on the south side of Henderson Road, the town's primary retail thoroughfare.

Description

The property comprises a ground floor retail unit benefiting from a car park accommodation, some 14 car parking spaces.

Note

Sainsbury's offered to lease this unit for a rent of £55,000 per annum exclusive, however the Vendor signed this lease with Tesco as they committed to undertake a substantial amount of additional development works amounting to an estimated £100,000 of additional capital expenditure beyond their standard fit out.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	369.50 sq m	(3,977 sq ft)	TESCO STORES LIMITED (1)	20 years from 2nd November 2011 until 2031 (2)	£50,000	2nd November 2016
Totals		369.50 sq m	(3,977 sq ft)			£50,000	

- (1) For the year ending 26th February 2011 Tesco Stores Limited reported a turnover of £40,149,000,000, pre-tax profits of £2,243,000,000 and a net worth of £6,954,000,000. (Source: www.riskdisk.com)
- (2) The lease provides for a tenant option to determine the lease on the expiry of the 10th year subject to 12 months written notice and a penalty equivalent to 12 months rent.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Mark Symonds
Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

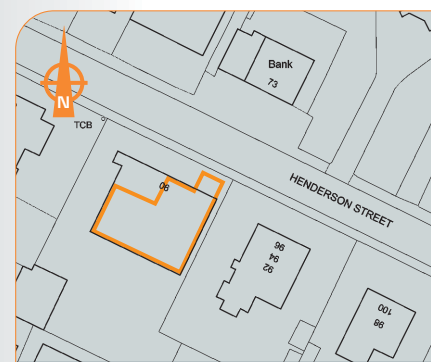
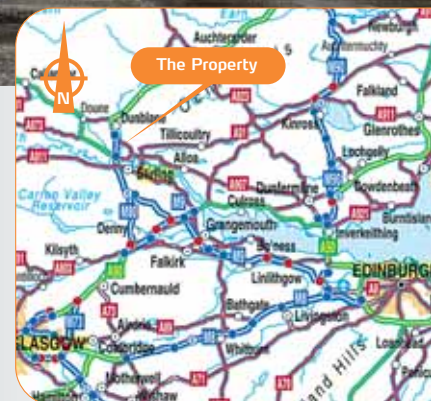
Associate Auctioneers:

G L Hearn
16 Gordon Street, Glasgow G1 3PT.
Tel: +44 (0)141 226 8214.
Email: alex.burnett@glhearn.com
Ref: Alex Burnett.



Solicitors:

Warners Solicitors LLP
26 George Square, Edinburgh EH8 9LD.
Tel: +44 (0)131 668 0404.
Email: jcumming@warnersllp.com
Ref: John Cumming.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.