

## Tesco Express, 165 North Street Glasgow G3 7DA

lot 5

### Heritable Supermarket Investment in Edge of City Centre Location

- Let to Tesco Stores Ltd on a 15 year lease expiring 2025 (no breaks)
- Tenant option to extend the lease by 15 years on expiry
- RPI rental increases (estimated rent as at March 2012 of £59,785 p.a.x.) (3)
- Prominent roadside location between the city centre and Glasgow's affluent West End
- Six Week Completion Period Available

Rent  
**£55,000**  
per annum  
exclusive



### Location

**Miles:** 0.25 miles west of Glasgow city centre  
**Roads:** M8 (connects to Glasgow Airport and Edinburgh),  
 A814 Clydeside Expressway (Junction 13)  
**Rail:** Charing Cross low level Railway Station  
 (direct to Glasgow Central and Queen Street)  
**Air:** Glasgow International Airport

### Situation

The property is situated on North Street beside the M8 motorway and between the main city centre junctions 18 and 19. The property benefits from its proximity to the surrounding area's residential population and the western city centre office area.

There is on-street parking outside the property and a multistorey car park on Elmbank Crescent, Charing Cross.

### Description

The property comprises a ground floor open plan retail unit with prominent frontage onto North Street and Kent Road.

### 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	454.32 sq m (4,890 sq ft)	<b>TESCO STORES LTD (1)</b>	15 years from 19/04/2010 until 19/04/2025 (2)	£55,000	19/04/2015 and 19/04/2020 (3)
<b>Totals</b>		<b>454.32 sq m (4,890 sq ft)</b>			<b>£55,000</b>	

(1) For the year ending 26th February 2011, Tesco Stores Ltd reported a turnover of £40,149,000,000, pre-tax profits of £2,243,000,000 and a net worth of £6,654,000,000 (Source: Experian 24/02/2012).

(2) There is a tenant option to extend the lease by 15 years upon expiry.

(3) The rent is subject to RPI linked rent reviews in years 5 and 10. Based on the most recent RPI data (March 2012) this would reflect a current rent of £59,785 per annum (Source: www.statistics.gov.uk).

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