

## 55-57 High Street, Kirkintilloch East Dunbartonshire G66 1PU

# lot 33

### Heritable Tyre Depot and Autocentre Investment

- Let to Halfords Autocentres Limited until 2023 and Kwik-Fit (GB) Limited until 2024

- Circa 1,029 sq m (11,000 sq ft)
- 6 Week Completion Period Available

Rent  
**£64,200**  
per annum  
exclusive



### Location

Miles: 9 miles south-west of Glasgow  
20 miles south-east of Stirling  
Roads: A803, M80, M8  
Rail: Glasgow, Queen Street  
Air: Glasgow Airport

### Situation

Kirkintilloch, a popular Glasgow commuter town, is the administrative centre for East Dunbartonshire. The property is situated directly opposite a former Peugeot car showroom on the north side of High Street.

### Description

The property comprises a triple bay ground floor industrial unit divided into two to form a Kwik-Fit tyre and exhaust depot fronting High Street and a Halfords Autocentre partly fronting High Street and with vehicular access on return elevation via 2 vehicle access doors. The property benefits from car parking to the side and the front of the property.

### Tenure

Heritable (Scottish equivalent to English Freehold).

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Unit/Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
55 High Street	Auto Centre	292.18 sq m (3,145 sq ft)	<b>HALFORDS AUTOCENTRES LIMITED (1)</b>	20 years from 13/02/2003 until 2023 on full repairing and Insuring lease	£19,000	13/02/2013
57 High Street	Tyre and Exhaust Depot	736.91 sq m (7,932 sq ft)	<b>KWIK-FIT (GB) LIMITED (2)</b>	20 years from 30/06/2004 until 2024 on full repairing and Insuring lease (3)	£45,200	30/06/2014
<b>Totals</b>		<b>1,029.09 sq m (11,077 sq ft)</b>			<b>£64,200</b>	

(1) For the year ending 1st April 2011 Halfords Autocentres Limited reported a turnover of £98,090,000, pre-tax profits of £4,681,000 and a total net worth of £26,726,000. (Source: www.riskdisk.com 06.03.2012)

(2) For the year ending 31st December 2010, Kwik-Fit (GB) Ltd reported a turnover of £526,865,000, pre-tax profits of £268,519,000 and a total net worth of £277,740,000. (Source: www.riskdisk.com 06.03.2012)

(3) As to 57 High Street, the lease to Kwik-Fit (GB) Limited is subject to a schedule of condition.

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