

# 110 Cowgate Kirkintilloch, Lanarkshire G66 1JU

lot 36

## Heritable Bank Investment

- Entirely let to Clydesdale Bank plc on a 15 year lease until 2023
- Prominent High Street location with return frontage
- Nearby occupiers include RBS Bank, Boots the Chemist, Optical Express Optician and Poundland
- Clydesdale Bank plc are part of the National Australia Banking Group
- Six Week Completion

Rent  
**£35,000**  
per annum  
exclusive



### Location

Miles: 10 miles north-east of Glasgow  
51 miles west of Edinburgh  
Roads: A806, M80, M8, M73  
Rail: Lenzie 1.5 miles  
Air: Glasgow Airport 18 miles

### Situation

The property is situated on the western side of Cowgate, in a prominent position on Kirkintilloch's main retailing thoroughfare and close to its junction with Kerr Street and Catherine Street.

### Description

The property comprises a ground floor banking hall and offices with further office and ancillary accommodation to the first floor. The property has a return frontage and an ATM to each aspect.

### Tenure

Heritable (Scottish Equivalent of Freehold).

### VAT

VAT is not applicable to this lot.

### Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Sandy Hamilton.  
Tel: +44 (0)20 7034 4861.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	163.96 sq m (1,765 sq ft)	<b>CLYDESDALE BANK PLC (1)</b>	15 years from 24/06/2008 until 23/06/2023 on a full repairing and insuring lease	£35,000	24/06/2018
First	Office and Ancillary	68.74 sq m (740 sq ft)				
<b>Totals</b>		<b>232.70 sq m (2,505 sq ft)</b>			<b>£35,000</b>	

(1) Founded in Glasgow in 1838, Clydesdale Bank plc is one the largest banks in Scotland. It has over 140 retail branches and since 1987 it has been a member of National Australia Bank Group (NAB), one of the world's top 40 financial companies with over 12.4 million customers worldwide (Source: www.cbonline.co.uk 14/04/2014). For the year ending 30th September 2013, Clydesdale Bank plc reported a pre-tax loss of -£33,000,000, total current assets of £7,364,000,000 and a total net worth of £2,410,000,000. (Source: www.riskdisk.com 14/04/2014)

### For further details please contact:

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk

**Mhairi Jarvis**  
Tel: +44 (0)131 554 1705.  
Email: mhairi.jarvis@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Solicitors:

**Messrs Cowan & Co. Solicitors**  
81 Berkeley Street, Glasgow G3 7DX.  
Tel: +44 (0)141 221 1803.  
Email: ac@cowanandco.co.uk  
Ref: Allan Cowan.



Copyright and confidentiality Experian, 2013.  
©Crown copyright and database rights 2013 Ordnance Survey 10007316.  
For identification purposes only.