

lot 48

99 Byres Road
Glasgow, Lanarkshire G11 5HW

Rent
£12,000
per annum
exclusive

Heritable (Scottish Equivalent of English Freehold) Retail Investment

- Ground floor let until 2023 (subject to option)
- Situated on one of the main retailing thoroughfares within the West End of Glasgow

- Within close proximity of the University of Glasgow
- VAT is applicable to this sale
- Six Week Completion



On behalf of
Trustees

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	27.68 sq m (298 sq ft)	PHOENIX MULTI SERVICE SHOP LTD (with guarantee) (1)	10 years from 19/07/2013 (2)	£12,000	28/05/2018 (18/07/2023)
Totals		27.68 sq m (298 sq ft)			£12,000	

(1) Phoenix Multi Service Shop Ltd specialises in shoe repairs, key cutting, engraving, watch repairs, photo ID, bag repairs, stitching and patching. (Source: www.phoenixmultiservice.co.uk)
(2) There is a tenant option to determine the lease on 19/07/2018.

lot 49

81 Kilmarnock Road
Glasgow, Lanarkshire G31 1PX

Rent
£13,000
per annum
exclusive

Heritable (Scottish Equivalent of English Freehold) Retail Investment

- Ground floor let until 2024 (subject to options)
- Prominently situated on the busy A77 Kilmarnock Road opposite the Shawlands Shopping Centre

- Nearby occupiers include William Hill, Optical Express, B & M Bargains, Card Factory and Marie Curie
- VAT is applicable to this sale
- Six Week Completion



On behalf of
Trustees

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	45.89 sq m (494 sq ft)	INDIVIDUAL (t/a Best-One)	10 years from 01/08/2014 (1)	£13,000	01/08/2019 (31/07/2024)
Totals		45.89 sq m (494 sq ft)			£13,000	

(1) There is a tenant option to determine the lease on 01/08/2016 and 01/08/2019.

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