

## 517 Duke Street Glasgow, Lanarkshire G31 1PX

lot 50

Heritable (Scottish Equivalent of English Freehold) Retail Investment

- Ground floor let to Forthbrae Limited t/a Sunset Beach
- Forms part of an established retail parade
- Prominently situated on Duke Street, one of the main arterial routes leading to Glasgow city centre
- Nearby occupiers include William Hill, Greggs and TSB Bank
- VAT is applicable to this sale
- Six Week Completion

Rent  
£11,500  
per annum  
exclusive



On behalf of  
Trustees

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	68.38 sq m (736 sq ft)	<b>FORTHBRAE LIMITED (t/a Sunset Beach) (1)</b>	10 years from 02/02/2009	£11,500	01/02/2019
<b>Totals</b>		<b>68.38 sq m (736 sq ft)</b>			<b>£11,500</b>	

(1) For the year ending 31st October 2013, Forthbrae Limited reported a total net worth of £803,062. (Source: www.riskdisk.com 26/02/2015) Forthbrae Limited currently trades as Sunset Beach from 15 locations in Scotland. (Source: www.sunsetbeach.co.uk)

## 410 Duke Street Glasgow, Lanarkshire G31 1PX

lot 51

Heritable (Scottish Equivalent of English Freehold) Retail Investment

- Ground floor let to Forthbrae Limited t/a Sunset Beach
- Forms part of an established retail parade
- Prominently situated on Duke Street, one of the main arterial routes leading to Glasgow city centre
- Nearby occupiers include Ladbrokes, TSB, Subway and Greggs
- VAT is applicable to this sale
- Six Week Completion

Rent  
£12,500  
per annum  
exclusive



On behalf of  
Trustees

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	64.57 sq m (695 sq ft)	<b>FORTHBRAE LIMITED (with guarantee) (t/a Sunset Beach) (1)</b>	10 years from 01/05/2008	£12,500	30/04/2018
<b>Totals</b>		<b>64.57 sq m (695 sq ft)</b>			<b>£12,500</b>	

(1) For the year ending 31st October 2013, Forthbrae Limited reported a total net worth of £803,062. (Source: www.riskdisk.com 26/02/2015) Forthbrae Limited currently trades as Sunset Beach from 15 locations in Scotland. (Source: www.sunsetbeach.co.uk)

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

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