

lot 39

34/36 Common Green
Strathaven, Lanarkshire ML10 6AF

Rent
£18,405
per annum
exclusive

Heritable Bank and Office Investment

- Bank let to The Royal Bank of Scotland plc until 2028 (no breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021

- Royal Bank of Scotland option to extend lease for a further 20 years
- First floor let to established firm of accountants
- Located opposite Boots the Chemist in historic market town
- VAT-free investment



Location

Miles: 16 miles south-east of Glasgow
Roads: A71, M74 (Junction 8)
Air: Glasgow Prestwick Airport, Glasgow International Airport

Situation

Strathaven is a historic market town situated 16 miles south-east of Glasgow. The property is prominently situated on the north side of Common Green close to its junction with Green Street. Nearby occupiers include Boots the Chemist, Greggs, Nisa Supermarket, Post Office and William Hill.

Description

The property comprises a ground floor banking hall and self-contained office accommodation on the first floor. The property benefits from car parking to the rear. The second floor is under separate ownership and does not form part of the sale.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Banking Hall	176.51 sq m (1,900 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 22 years from 13/12/2006 until 11/12/2028	£13,405	11/12/2021 (2) 11/12/2026
First	Office	100.80 sq m (1,085 sq ft)	I.C. ALLINGHAM (3)	7 years from 28/05/2011 (4)	£5,000	(28/05/2018)
Totals		277.31 sq m (2,985 sq ft)			£18,405	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.
- (3) Trading as Allingham & Maillie Chartered Accountants, who have been established for over 60 years. (www.allinghamandmaillie.com)
- (4) The lease is subject to a schedule of condition.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
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See: www.acuitus.co.uk for further details



Seller's Solicitors:

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