

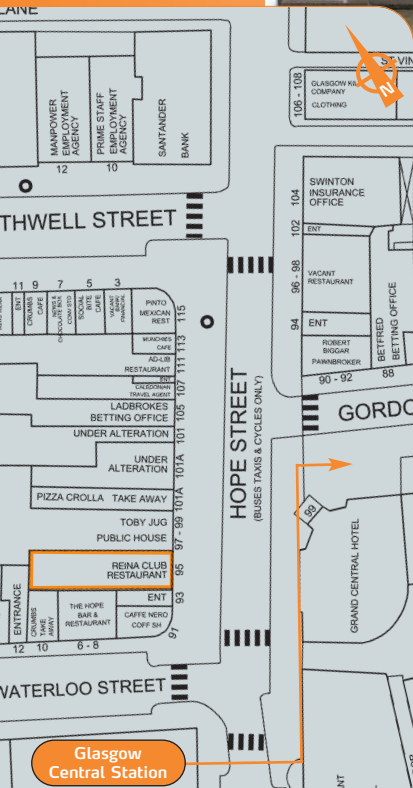
lot 70

95 Hope Street Glasgow, Lanarkshire G2 6LL

Rent
£65,000
per annum
exclusive

Prime City Centre Leisure Investment

- Let to Reina Scotland Limited on a new 15 year lease until 2030 (no breaks)
- City centre location immediately opposite Central Station and the Grand Central Hotel
- Approximate floor area of 701.97 sq m (7,556 sq ft)
- Newly refurbished and fitted bar and restaurant
- Nearby occupiers include Tesco Express, Caffè Nero and Ladbrokes



Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Central Station, Glasgow Queens Street Station
Air: Glasgow International Airport (9 miles west)

Situation

Glasgow is the largest city in Scotland with a population of 1.2 million people. Hope Street is located in Glasgow city centre linking Argyll Street to the south and Renfrew Street and beyond to Cowcaddens Road to the north. The property is located on the west side of the street immediately opposite Central Station, the larger of the two mainline railway stations in the city. Grand Central Hotel is a high profile, recently refurbished hotel adjoining the station. Hope Street is in the centre of the retail and office district within Glasgow city centre with neighbouring occupiers including Caffè Nero, SSE plc and Ladbrokes.

Description

The property comprises a ground floor entrance and basement restaurant, cocktail bar and nightclub. The property has recently undergone significant tenant capital expenditure to refurbish and re-fit the property for its current use.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Reception	59.18 sq m (637 sq ft)	REINA SCOTLAND LIMITED (2) (t/a Reina Club & Restaurant)	15 years from 15/06/2015 to 14/06/2030 on full repairing and insuring terms (i)	£65,000	15/06/2020 15/06/2025
Basement	Bar and Restaurant	642.79 sq m (6,919 sq ft)				
Totals		701.97 sq m (7,556 sq ft)			£65,000	

- (i) A rental deposit of £16,000 is held together with a personal guarantee equating to one year's rent.
(2) The tenant has recently completed a £200,000 fit out of the property.

For further details please contact:

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