

61 Kilmarnock Road Glasgow, Scotland G41 3YR

lot 49

Heritable Retail Investment

- Let to Poundworld Retail Limited on a new 10 year lease until 2025 (no breaks)
- Tenant fitting out the unit to commence trading in February 2016
- Prominent position on busy arterial route and opposite Shawlands Shopping Centre
- Nearby occupiers include Iceland, B&M Stores and Bank of Scotland
- Opposite Shawlands Shopping Centre

Rent
£70,000
per annum
exclusive

Unit currently being fitted out



Location

Miles: 3 miles south of Glasgow city centre
Roads: A77, M77 and M74
Rail: Shawlands and Pollockshaws East Stations
Glasgow Central Station
Air: Glasgow Airport (8 miles west)

Situation

The property is situated in a prominent position on Kilmarnock Road opposite Shawlands Shopping Centre. Nearby occupiers include B&M Stores, Iceland, Bank of Scotland, Boots and Barclays with Shawlands Shopping Centre including occupiers Sainsbury's, Betfred and Farmfoods. Kilmarnock Road forms the main A77 linking Glasgow city centre and the M77 towards Ayr. The area is highly populated with an estimated 84,000 people living within a 1 mile radius of the property.

Description

The property comprises a modern three storey building with retail sales at ground floor. The property benefits from a rear delivery access area. There is potential for redevelopment of the upper floor space for residential use (subject to planning consent).

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Ancillary	303.98 sq m (3,272 sq ft)	POUNDWORLD RETAIL LIMITED (1)	10 years from 30/10/2015 on a full repairing and insuring lease	£70,000	29/10/2025
Ground	Retail	461.91 sq m (4,972 sq ft)				
First	Storage	225.01 sq m (2,422 sq ft)				
Totals		990.90 sq m (10,666 sq ft)			£70,000	

(1) Poundworld started trading in 2004 and now has more than 300 outlets nationwide and employs around 6,000 people. For the year ending 31st March 2015, Poundworld Retail Limited reported a turnover of £422,304,000, a pre-tax profit of £13,726,000 and has a net worth of £22,197,000. (Source: www.riskdisk.com 16/01/2016).

For further details please contact:

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