

lot 30

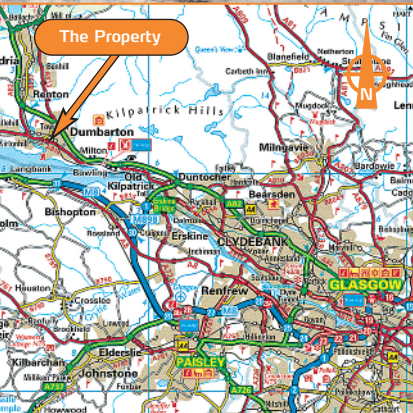
Kwik-Fit, 76-86 Glasgow Road, Dumbarton G82 1RB

Rent
£21,703
per annum
exclusive (3)

Heritable Tyre Depot Investment

- Let to Kwik-Fit (GB) Limited (guaranteed by Kwik-Fit Holdings Limited) until 2032 (no breaks)
- Prominent roadside position fronting busy Glasgow Road (A814)

- Short distance from Saint James Retail Park
- Approximate site area of 0.10 hectares (0.25 acres)



Location

Miles: 14 miles north-west of Glasgow,
33 miles south-west of Stirling
58 west of Edinburgh
Roads: A814, A82, M898
Rails: Dumbarton East Rail
Air: Glasgow International Airport

Situation

Dumbarton is a popular commuter town just 14 miles north-west of Glasgow. The property occupies a prominent roadside location fronting Glasgow Road (A814), a short distance from the Saint James Retail Park which houses occupiers such as Marks & Spencer, McDonald's and Argos.

Description

The property comprises a ground floor tyre depot with reception area and storage/staff accommodation. The site is approximately 0.10 hectares (0.25 acres) and benefits from four roller shutter doors, a rear yard and a forecourt to park approximately five cars.

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	Tyre & Exhaust Centre	223.70 sq m (2,408 sq ft)	KWIK-FIT (GB) LIMITED (1) (GUARANTEED BY KWIK-FIT HOLDINGS LIMITED (2))	25 years from 20/03/2007 until 19/03/2032 on a full repairing and insuring lease	£21,703	20/03/2017 and five yearly
Totals		223.70 sq m (2,408 sq ft)			£21,703 (3)	

- (1) For the year ending 31st March 2015, Kwik-Fit (GB) Limited reported a turnover of £472,480,000, pre-tax profits of £17,930,000 and a total net worth of £47,325,000. (Source: Experian 04/04/2016)
- (2) For the year ending 31st March 2015, Kwik-Fit Holdings Limited reported a total net worth of £28,527,000. (Source: Experian 31/03/2016)
- (3) The lease provides for a fixed rental increase to £21,703.93 in 2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £21,703.93 p.a.x. from completion of the sale.

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See: **www.acuitus.co.uk** for further details

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