

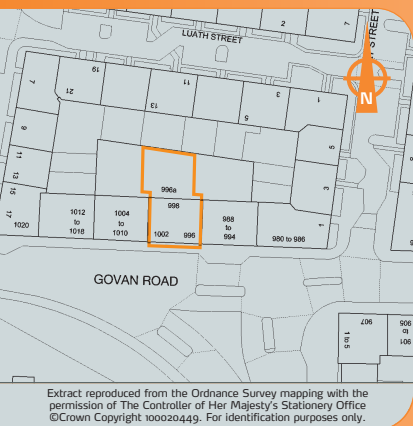
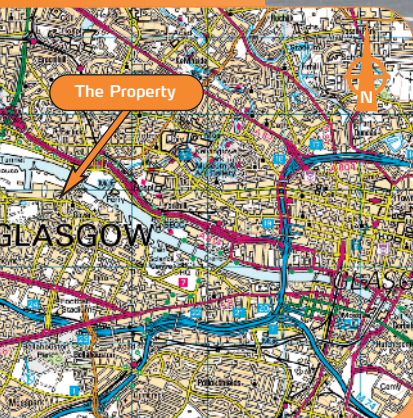
lot 83

1002 Govan Road  
Glasgow G51 3DU

Rent  
£14,000 per  
annum  
exclusive

Heritable Retail Investment

- Busy roadside location
- Close to Govan Cross Shopping Centre with occupiers including British Heart Foundation, Subway and Farmfoods
- Let to William Hill Organization Limited until 2025 (no breaks)
- Tenant has been in occupation of the unit since 1992



**Location**

Miles: 4 miles from Glasgow city centre  
Roads: M8, A739, A8  
Rail: Cardonald Station, Glasgow Central Station  
Air: Glasgow International Airport

**Situation**

The property is located approximately 4 miles west of Glasgow city centre on the south side of the River Clyde. Govan Road is a main route to the city centre from the south west. The property forms part of a parade of retail shops let to local occupiers. Above the parade are traditional tenement flats with a number of modern social housing schemes opposite the property. Within two miles of the property is Pacific Quay, with large occupiers including BBC and Scottish Television (STV).

**Description**

The property comprises a ground floor retail unit within a four storey terraced tenement building. The property benefits from extensive frontage onto Govan Road. There is on-street parking immediately outside the unit.

**Tenure**

Heritable (Scottish equivalent of English Freehold).

**VAT**

VAT is applicable to this lot.

**Viewings**

Please contact Mhairi Jarvis of Acuitus Scotland on 0131 552 5191.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	141.77 sq m (1,526 sq ft)	<b>WILLIAM HILL ORGANIZATION LIMITED (1)</b>	10 years from 12/06/2015 on a full repairing and insuring lease	£14,000	11/06/2020 (11/06/2025)
<b>Total</b>		<b>141.77 sq m (1,526 sq ft)</b>			<b>£14,000</b>	

(1) William Hill are now the largest bookmaker in the UK with a network of over 2,360 licenced betting shops across the UK. The business employs 12,500 people in the UK. (Source: www.williamhillplc.com 08/06/2016) For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000 and a pre-tax profit of £246,400,000. (Source: Experian Group 08/06/2016)

**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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