

lot 106

53-59 Bath Street
Glasgow, Lanarkshire G2 2DH

Rent
£105,000 per
annum
exclusive

Heritable Restaurant Investment

- Let to China Buffet (Scotland) Ltd
- Tenant in occupation for 11 years
- City Centre Location close to Buchanan Quarter Shopping Centre

- Nearby occupiers include KFC, Leeds Building Society, Cash Converters and William Hill



Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Queens Street Station, Glasgow Central Station
Air: Glasgow Airport (8 miles)

Situation

Glasgow is the largest city in Scotland with a population of 1.2 million people. The property is situated on Bath Street which runs parallel to the pedestrianised Sauchiehall Street. The Buchanan Quarter Shopping Centre is a short distance from the property which houses occupiers including Office, Forever 21 and Paperchase. Other nearby occupiers include KFC, Leeds Building Society, Cash Converters and William Hill.

Description

The property comprises a ground floor and basement restaurant, forming part of a larger building.

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
Ground	Restaurant	243.77 sq m (2,624 sq ft)	CHINA BUFFET (SCOTLAND) LIMITED t/a China Buffet King (1)	15 year lease from 05/09/2005	£105,000	04/09/2020
Basement	Restaurant/Ancillary	243.86 sq m (2,625 sq ft)				
Total		487.63 sq m (5,249 sq ft)			£105,000	

(1) China Buffet King first opened in Glasgow on Sauchiehall Street over 2 decades ago and offers quality food, great service, a friendly atmosphere and affordable prices. (Source: www.chinabuffetking.org.uk 07/09/16)

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