

73/75 South Bridge Street Airdrie, Lanarkshire ML6 6JH

lot 79

Freehold Retail Investment

- Prominent town centre location on South Bridge Street
- Let to British Heart Foundation
- Approximately 10,975 sq ft
- Nearby occupiers include Timpson, Bank of Scotland, Boots, Burton and a variety of local traders

Rent
£50,000
per annum
exclusive



Location

Miles: 10 miles east of Glasgow
30 miles west of Edinburgh
Roads: A8, A73, A89, M8
Air: Glasgow Airport

Situation

Airdrie is located approximately 10 miles east of Glasgow and 30 miles west of Edinburgh with access provided by the M8 Motorway. The area has a resident population of approximately 100,000 persons and a catchment of 30,000 within 8 miles of the town. The property is situated in a prominent trading position in the heart of the town centre, on the east side of South Bridge Street adjacent to a free public car park. Nearby occupiers include Timpson, Bank of Scotland, Boots, Burton and a variety of local traders.

Description

The property comprises a large self-contained retail unit arranged over ground and first floors within a substantial two storey building under a flat roof. The unit also benefits from a yard at the rear which provides service access. Internally, the unit has been fitted out in the corporate style of the tenant, British Heart Foundation.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	502.60 sq m	5,410 sq ft	BRITISH HEART FOUNDATION (1)	15 years from 01/10/2008 to 30/09/2023 on a full repairing and insuring lease	£50,000	01/10/2018 (2)
First	Retail	517 sq m	5,565 sq ft				
Totals		1,019.60 sq m	10,975 sq ft			£50,000	

(1) The British Heart Foundation was founded in 1961 and is the UK's leading heart charity with over 730 retail outlets across the UK. (Source: www.bhf.org.uk 03/11/2016).

(2) There is a tenant break option on 01/10/2018 subject to providing 6 months' written notice. Furthermore, there is an upwards only rent review on 01/10/2018.

For further details please contact:

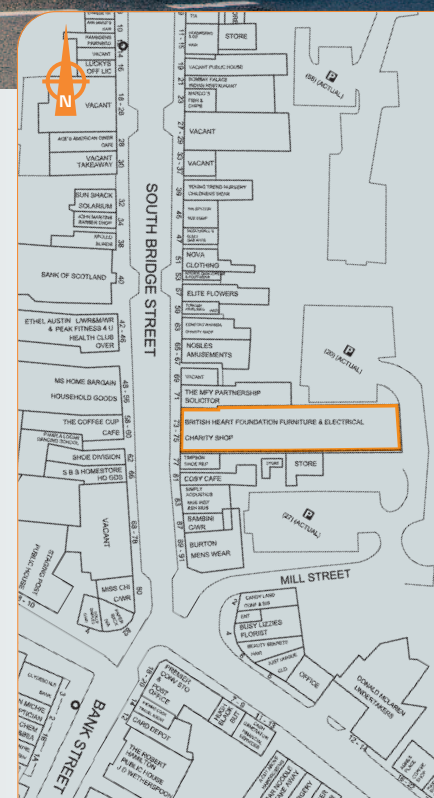
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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Email: sak@wjmk.co.uk
Ref: Stewart King.



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