

## lot 16

Rent  
£181,800  
per annum  
exclusive

### 2 South Muirhead Road, Cumbernauld Glasgow, Lanarkshire G67 1AW

Heritable (Scottish Equivalent of English Freehold) Retail and Leisure Investment

- Tenants include Burger King, Blockbuster, Domino's and Indigo Sun
- Excellent access to the M73 and M80 (Junction 4)

- Prominent position in established commercial area with nearby occupiers including Asda Supermarket, KFC, McDonald's and Premier Inn
- On-site car parking for 58 cars





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### Location

**Miles:** 14 miles south-west of Glasgow  
39 miles west of Edinburgh  
**Roads:** A80, M73, M80, M8  
**Rail:** Cumbernauld Railway Station  
**Air:** Glasgow Airport

### Situation

The property is situated in a prominent position in South Muirhead Court at the busy junction of South Muirhead Road and Central Way (A801). This provides direct access to the A80, the main arterial route linking Cumbernauld with Glasgow. South Muirhead Court is an established commercial area that has attracted occupiers including Asda Supermarket, KFC, McDonald's, Premier Inn and Pizza Hut.

### Description

The property comprises A DRIVE THRU RESTAURANT and two modern ground floor units, (one of which is sub-divided) to provide TWO RETAIL UNITS and a TAKEAWAY UNIT. The properties benefit from on-site car parking for 58 cars, 20 of which are exclusive to Burger King.

### 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.	Reviews
Unit 1	Retail	285.86 sq m (3,077 sq ft)	<b>BLOCKBUSTER ENTERTAINMENT LIMITED (1)</b>	15 years from 31/05/2002 until 27/05/2017	£51,000	31/05/2012
Unit 2	Restaurant	260.22 sq m (2,801 sq ft)	<b>BURGER KING LIMITED (2)</b>	25 years from 11/06/2002 until 27/06/2027	£75,000	11/06/2012 and 5 yearly thereafter
Unit 3	Retail	173.45 sq m (1,867 sq ft)	<b>INDIGO SUN RETAIL LIMITED (3)</b>	15 years from 16/08/2002 until 15/08/2017	£32,500	16/08/2012
Unit 3A	Takeaway	108.51 sq m (1,168 sq ft)	<b>DP REALTY LIMITED (t/a Domino's Pizza) (4)</b>	20 years from 31/05/2002 until 30/05/2022	£23,300	31/05/2012 and 5 yearly thereafter
<b>Totals</b>		<b>828.04 sq m (8,913 sq ft)</b>			<b>£181,800</b>	

(1) For the year ending 4th January 2009, Blockbuster Entertainment Limited reported a turnover of £293,376,000, pre-tax profits of £3,008,000 and a total net worth of £48,848,000. (Source: www.riskdisk.com 09/06/2010) (2) Burger King Ltd is the second largest fast food hamburger chain in the world and operates from more than 12,100 branches in 74 countries and US territories worldwide. (Source: www.bk.com 09/06/2010) (3) Indigo Sun Retail Ltd offer award winning tanning services from 37 salons nationwide, mainly located in Scotland. (Source: www.indigosun.co.uk 10/06/2010) (4) For the year ending 28th December 2008, DP Realty Limited reported a turnover of £10,930,000, pre-tax profits of £596,000 and a total net worth of £862,000. (Source: www.riskdisk.com 09/06/2010)

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### Associate Auctioneers:

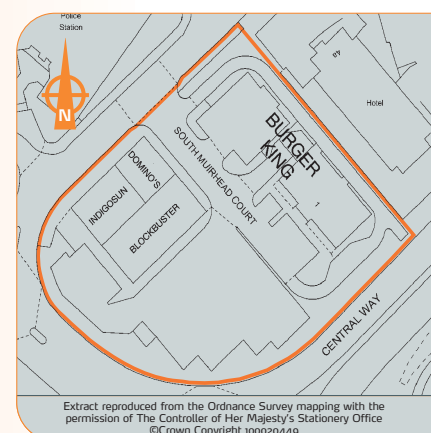
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