

Bank of Scotland, 100-102 Cowgate,
Kirkintilloch, East Dunbartonshire G66 1JQ
Heritable Bank Investment

Lot 18

£40,000 per annum
exclusive



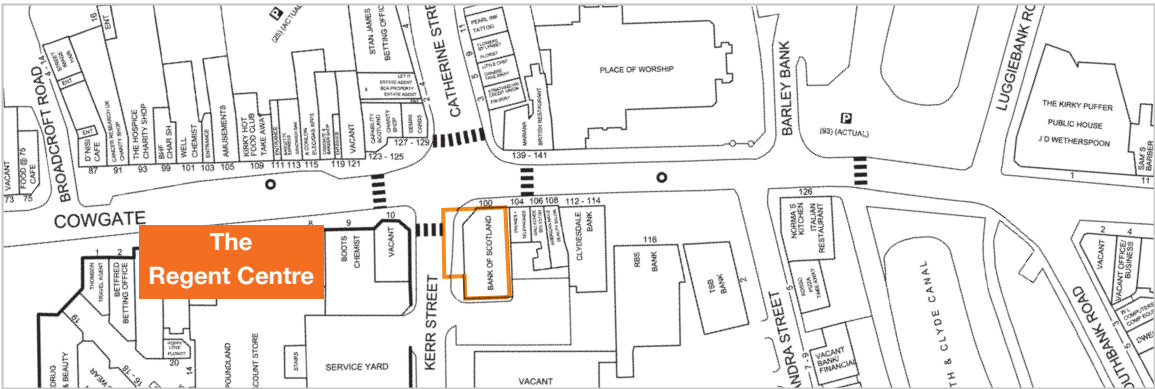
Tenancy and accommodation

Floor	Use	Net Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking	204.94 sq m	(2,206 sq ft)	BANK OF SCOTLAND PLC (1)	15 years from 29/12/2016 until 28/12/2031 on a full repairing and insuring lease	£40,000	29/12/2021 and 29/12/2026
First	Hall/Ancillary Offices	165.65 sq m	(1,783 sq ft)				
Totals		370.59 sq m	(3,989 sq ft)			£40,000	

(1) Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009, it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group. The acquisition created the largest retail bank in the UK. For the year ending 31st December 2015, Bank of Scotland Plc reported pre-tax profits of £2,653,000,000 and a total net worth of £14,692,000,000 (Sources: www.bankofscotland.co.uk and Experian Group 01/03/2017).

Note

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dun & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require a guarantee in standard Scottish PSG terms if consenting to an assignation to anyone other than the foregoing.



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Key Details

- Entirely let to Bank of Scotland Plc - part of Lloyds Banking Group Plc
- New 15 year lease from 29th December 2016 (No Breaks)
- Favourable alienation provisions within the lease
- Prominent town centre location close to The Regent Centre
- VAT-free Bank Investment

Location

Miles: 9 miles west of Cumbernauld
10 miles north-east of Glasgow City Centre
Roads: A803, A806, M8 and M80
Rail: Lenzie Railway Station
Air: Glasgow Airport

Situation

The property is located on the western side of Cowgate, the town's principal retailing thoroughfare, at its junction with Kerr Street. The Regent Centre is less than 100m away housing occupiers including Tesco Metro, Boots the Chemist, Poundland and Superdrug. Other nearby occupiers include JD Wetherspoon and branches of TSB, RBS and Clydesdale banks. Barleybank car park is close to the property, providing car parking for over 90 cars.

Description

The property comprises a ground floor banking hall, with office accommodation on the first floor.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion Available