

Lot 28

£205,733 per annum
exclusive
(Approx. £6 psf overall)

57 Kirk Road,
Wishaw, North Lanarkshire ML2 7BL
Heritable Leisure Investment



Tenancy and accommodation

Lot 28

£205,733 per annum
exclusive
(Approx. £6 psf overall)

Key Details

- Let to Mecca Bingo Limited - a part of The Rank Group
- Approximately 34,010 sq ft
- Potential for alternative uses (subject to existing lease, planning and consents)
- Nearby occupiers include JD Wetherspoon, Morrisons, Lloyds Pharmacy and Betfred

Location

Miles: 18 miles south-east of Glasgow
Roads: A71, A73, M8, M74,
Rail: Wishaw Railway Station
Air: Glasgow Airport

Situation

The property is prominently situated on the northern side of Kirk Road, which connects to Main Street and Stewarton Street, in Wishaw town centre. Nearby occupiers include JD Wetherspoon, Lloyds Pharmacy and Betfred, with other occupiers in the town including Lidl, Morrisons, Iceland, M&Co and Peacocks.

Description

The property comprises a substantial bingo hall arranged over ground, basement, mezzanine, circle and circle foyer floor levels.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Floor	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	1,570.81 sq m	(16,908 sq ft)	MECCA BINGO LIMITED (1)	Approximately 15 years and one month from 10/08/2006 on a full repairing and insuring lease (2) (3)	£205,733	28/09/2021
Basement (Plant)	-	(-)				
Mezzanine	334.90 sq m	(3,605 sq ft)				
Circle Foyer	375.35 sq m	(4,040 sq ft)				
Circle	878.63 sq m	(9,457 sq ft)				
Totals	3,159.69 sq m	(34,010 sq ft)			£205,733	

- (1) For the year ending 30th June 2016, Mecca Bingo Limited reported a turnover of £209,543,000, pre-tax profits of £36,665,000 and a total net worth of £488,346,000 (Source: Experian Group 13/02/2017). Mecca Bingo are part of The Rank Group who have been entertaining Britain since 1937 under the Mecca & Grosvenor Casino brands. The Rank Group operate 55 casinos and 98 bingo halls (Source: www.rank.com 13/02/2017).
- (2) The lease is subject to a Schedule of Condition.
- (3) The tenant has an option to renew at the end of the term of the lease.



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