

# Lot 25

£32,344 per annum  
exclusive

11/15 Aitken Street,  
**Largs, East Ayrshire KA30 8AY**  
Heritable Retail Investment



## Key Details

- Let to Royal Mail Group Limited and William Hill Organization Limited
- Approximately 5,694 sq ft on a site area of approximately 0.275 acres
- New 5 year lease (renewal) to William Hill
- Annual rental increases on Royal Mail Group Limited lease
- Future Redevelopment Potential (subject to leases and consents)
- Nearby occupiers include Tesco Express, Superdrug and M&Co
- Popular Seaside Destination

## On the Instructions of



## Location

**Miles:** 23 miles north-west of Kilmarnock  
29 miles west of Glasgow  
**Roads:** A78, A760, A737  
**Rail:** Largs Railway Station  
**Air:** Glasgow International Airport

## Situation

The property is located on the western side of Aitken Street, north of its junction with Main Street, in the heart of Largs town centre. Nearby occupiers include Tesco Express, Superdrug, M&Co and Card Factory, with WH Smith and branches of TSB, Clydesdale and Bank of Scotland banks also represented within the town. Gateside Street Car Park is located nearby which provides car parking for approximately 70 cars.

## Description

The property comprises a betting shop and a Royal Mail delivery office (arranged as three separate buildings). There is a yard area to the rear of the property which can be accessed from an entrance on Aitken Street.

## Tenure

Heritable (Scottish Equivalent of Freehold).

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Post Office/ Delivery Office	436.64 sq m	(4,700 sq ft)	ROYAL MAIL GROUP LIMITED (1)	Approximately 15 years and five months from 05/10/2006 until 24/03/2022	£16,344 (2)
Ground	Retail/Ancillary	92.35 sq m	(994 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (3)	Approximately 5 years from 01/04/2017 until 24/03/2022	£16,000
<b>Total</b>		<b>528.99 sq m</b>	<b>(5,694 sq ft)</b>			<b>£32,344</b>

- (1) For the year ending 27th March 2016, Royal Mail Group Limited reported a turnover of £7,675,000,000, pre-tax profits of £99,000,000 and a total net worth of £3,686,000,000 (Source: Experian Group 24/04/2017) - a part of Royal Mail Plc.
- (2) The lease is subject to annual fixed rental increases, rising on 25th March 2018 to £16,752 per annum and to £18,040 per annum by 25th March 2021.
- (3) For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000, pre-tax profits of £246,400,000 and a total net worth of £-625,000,000 (Source: Experian Group 24/04/2017).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**David Margolis**  
+44 (0)207 034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
**Mhairi Jarvis**  
+44 (0)131 552 5191  
mhairi.jarvis@acuitus.co.uk

**Seller's Solicitors: DLA Piper Scotland LLP**  
**Robin Eaton**  
+44 (0)131 345 5183  
robin.eaton@dlapiper.com