

# Lot 59

£36,000 per annum  
exclusive

2 Drumchapel Road,  
**Glasgow G15 6QE**  
Heritable Retail Investment



Key Details

- Let to Tote Bookmakers Limited t/a Betfred until 2026 (no breaks)
- Tenant option to extend the lease for a further five years
- Prominent roadside location
- Close to Drumchapel Railway Station (approx 20 mins direct to Glasgow City Centre)

Location

Miles: 5 miles north-west of Glasgow city centre  
Roads: A82, M8  
Rail: Drumchapel Railway Station  
Air: Glasgow International Airport

Situation

The property is located in Drumchapel, a largely residential area to the north-west of Glasgow City Centre. The property occupies a prominent end of terrace corner position, on the south side of Drumchapel Road at its junction with Garscadden Road. The property is close to Drumchapel Railway Station (direct access to Glasgow City Centre in approx 20 mins) and Great Western Retail Park which houses retailers including Sainsbury's, B&Q, Pets at Home, Starbucks, KFC and McDonald's.

Description

The property comprises ground floor retail accommodation and forms part of a larger retail parade. The property has the benefit of six car parking spaces to the side of the unit.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

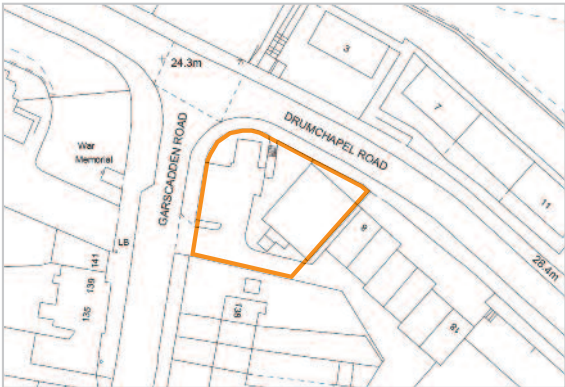
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Betting Shop	176.60 sq m	(1,901 sq ft)	TOTE BOOKMAKERS LIMITED t/a Betfred (1)	20 years from 22/12/2006	£35,000	22/12/2026
	Advertising Hoarding	–	(–)	FORREST OUTDOOR MEDIA LIMITED	From completion	£1,000	22/12/2026
Totals		176.60 sq m	(1,901 sq ft)			£36,000	

(1) Founded in 1967, Betfred is one of the UK's largest bookmakers employing over 10,000 staff across 1,380 licensed betting offices (Source: www.betfredcorporate.com).



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