

# Lot 47

£62,651.50 per annum exclusive

## 118-134 Hydepark Street, Glasgow G3 8BW Heritable Trade Counter Investment



### Key Details

- Comprises five trade counter units
- Let to tenants including Wolseley UK Limited and Sanctuary Scotland Housing Association Limited
- Approximately 1/2 mile from Glasgow City Centre
- Established industrial location
- Nearby occupiers include Avis Car Rental, Thrift Car Rental, Europcar and Budget Car & Van Rental

### On Behalf of Trustees

#### Location

**Miles:** 1/2 mile from Glasgow City Centre  
47 miles west of Edinburgh  
**Roads:** A8, A814, M8 (Junction 19)  
**Rail:** Glasgow Queen Street Station,  
Glasgow Central Station  
**Air:** Glasgow International Airport

#### Situation

The property is situated in an established industrial area on the western side of Hydepark Street, within 1/4 of a mile of Junction 19 of the M8 Motorway. The renowned SSE Hydro Arena is located nearby, with a seated capacity of 12,000 it hosts a number of music and entertainment events. Other nearby occupiers include Avis Car Rental, Thrift Car Rental, Europcar, Budget Car & Van Rental and Metro Newspaper, with Nuffield Health Centre also located a short walk away.

#### Description

The property comprises five trade counter units arranged on the ground floor only. The property benefits from a large customer car park to the front.

#### Tenure

Heritable (Scottish Equivalent of English Freehold).

#### VAT

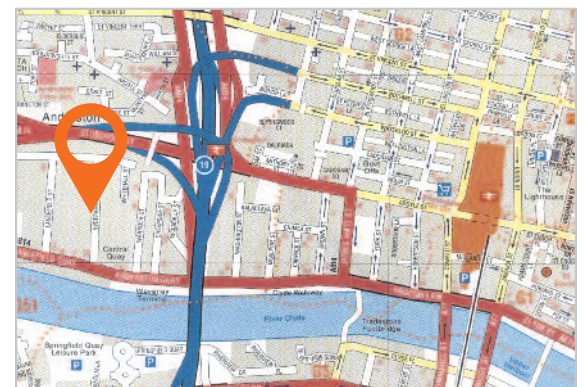
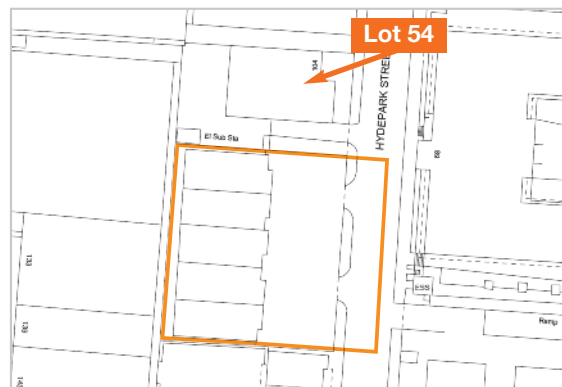
VAT is applicable to this lot.

#### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Ground	Trade Counter	236.44 sq m (2,545 sq ft)	WOLSELEY UK LIMITED (1) t/a Parts Center	30 years from 01/11/1990 (2)	£13,000	31/10/2020
2	Ground	Trade Counter	227.43 sq m (2,448 sq ft)	KAIZEN ACTIVE LIMITED t/a Fly Functional Fitness (3)	5 years from 18/07/2014	£12,773.25	17/07/2019
3	Ground	Trade Counter	236.44 sq m (2,545 sq ft)	M TAYLOR t/a Affordable Golf (4)	10 years from 03/02/2012	£12,000	02/02/2022
4	Ground	Trade Counter	236.44 sq m (2,545 sq ft)	SGURREENERGY LIMITED (5)	10 years from 26/05/2011	£12,000	25/05/2021
5	Ground	Trade Counter	236.44 sq m (2,545 sq ft)	SANCTUARY SCOTLAND HOUSING ASSOCIATION LIMITED (6)	5 years from 19/03/2015 (7)	£12,878.25	18/03/2020
<b>Total</b>			<b>1,173.19 sq m (12,628 sq ft)</b>			<b>£62,651.50</b>	

- (1) Parts Center, together with Plumb Center and Drain Center, trade from over 500 stores throughout the UK and are one of the leading suppliers of plumbing and heating products including central heating systems, bathrooms, showers, drainage and renewable technologies. For the year ending 31st July 2016, Wolseley UK Limited reported a turnover of £1,865,856,000, pre-tax profits of £-4,559,000 and a total net worth of £630,415,000 (Sources: www.plumbcenter.co.uk and Experian Group 21/09/2017).
- (2) The original lease commenced on 1st November 1990 and was subsequently assigned to Wolseley UK Limited and then extended in 2015. The lease is subject to a tenant option to determine on 1st November 2018.
- (3) Fly Functional Fitness operate as a personal training company, providing personal training and group exercise classes (Source: www.fly.fit 21/09/2017).
- (4) Established over 20 years ago in Scotland, Affordable Golf is now one of the UK's leading online golf retailers (Source: www.affordablegolf.co.uk 21/09/2017).
- (5) SgurrEnergy are part of Wood Group who work on oil platforms, factories, power stations, wind farms and refineries in 40 countries with around \$5bn of global sales. For the year ending 31st December 2015, SgurrEnergy Limited reported a turnover of £16,672,000, pre-tax profits of £2,419,000 and a total net worth of £7,186,000 (Sources: www.woodgroup.com and Experian Group 21/09/2017).
- (6) Sanctuary Scotland Housing Association are one of Scotland's leading housing associations with more than 6,500 homes and are a part of Sanctuary Group, one of the UK's leading social landlords (Source: www.sanctuary-scotland.co.uk 21/09/2017).
- (7) The lease is subject to a tenant option to determine on 19th March 2018.



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