

# Lot 75

£28,500 per annum exclusive

174/176 Main Street,  
**Rutherglen, Nr. Glasgow, South Lanarkshire G73 3AD**  
 Heritable Leisure Investment



## Key Details

- Prominent position on the main retail thoroughfare in Rutherglen
- Busy Glasgow suburb
- Nearby occupiers include Santander, Greggs and Boots

## Location

Miles: 5 miles east of Glasgow city centre  
 Roads: M74, A749, A730  
 Rail: Rutherglen Railway Station  
 Air: Glasgow International Airport

## Situation

Rutherglen is a suburb to the south-east of Glasgow city centre and easily accessible via junction 2 of the M74 motorway and is also well connected by rail with the average journey time to Glasgow Central Station of just 10 minutes. The property is located on the south side of Main Street and is a short walk from Rutherglen Shopping Centre. Neighbouring occupiers include Greggs, Poundland, Santander and The Co-operative Funeralcare

## Description

The property comprises a ground floor retail unit within an extended mid terrace four storey building.

## Tenure

Heritable Interest (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.	Reviews
Ground	Amusement Arcade	113.59 sq m (1,223 sq ft)	MEGA LEISURE (SCOTLAND) LIMITED (1)	21 years from 21/05/2008 to 20/05/2029 (3)	£28,500 (3)	21/05/2021 and 21/05/2026 (2)
<b>Total</b>		<b>113.59 sq m (1,223 sq ft)</b>			<b>£28,500 (3)</b>	

- (1) Mega Leisure (Scotland) Limited operate gaming centres throughout the west of Scotland. For the year ending 31st August 2016, Mega Leisure (Scotland) Limited recorded a net worth of £226,114.
- (2) The rent review dated 21/05/2016 remains outstanding.
- (3) Please note that there is a requirement to pay a contribution to service charge (to Rutherglen & Cambuslang Housing Association). The annual payment is approximately £500.



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