

73 Cowgate, Kirkintilloch, Glasgow G66 1HW

Heritable Retail Investment

Lot 52

£22,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	111.83 sq m (1,204 sq ft)	Greggs Plc (1)	15 years from 18/11/2016 until 17/11/2031 on a full repairing and insuring lease (2)	£22,500	18/11/2021 & 18/11/2026
Total		111.83 sq m (1,204 sq ft)			£22,500	

(1) Greggs was established over 75 years ago and now operates from over 1,800 shops throughout the UK (www.greggs.co.uk).
For the year ending 31st December 2016, Greggs Plc reported a turnover of £894,195,000, pre-tax profits of £80,319,000 and a total net worth of £250,406,000 (Source: Experian Group 08/11/2017).
(2) The lease provides for a tenant option to determine on 18th November 2026.

Key Details

- Let to Greggs Plc until 2031 (subject to option)
- Prominent town centre location close to The Regent Centre
- Nearby occupiers include Boots, Superdrug, Poundland, New Look, M&Co, Subway and Specsavers

Location

Miles: 9 miles west of Cumbernauld
10 miles north-east of Glasgow City Centre
Roads: A803, A806, M8 and M80
Rail: Lenzie Railway Station
Air: Glasgow Airport

Situation

The property is located on the eastern side of Cowgate, the town's principal retailing thoroughfare, near to its junction with Broadcroft Road. The Regent Centre is located close by and houses retailers including Boots, Poundland and Superdrug. Other nearby occupiers include New Look, Card Factory, M&Co, Semi-Chem, Subway and Specsavers.

Description

The property comprises a ground floor retail unit which forms part of a larger building.

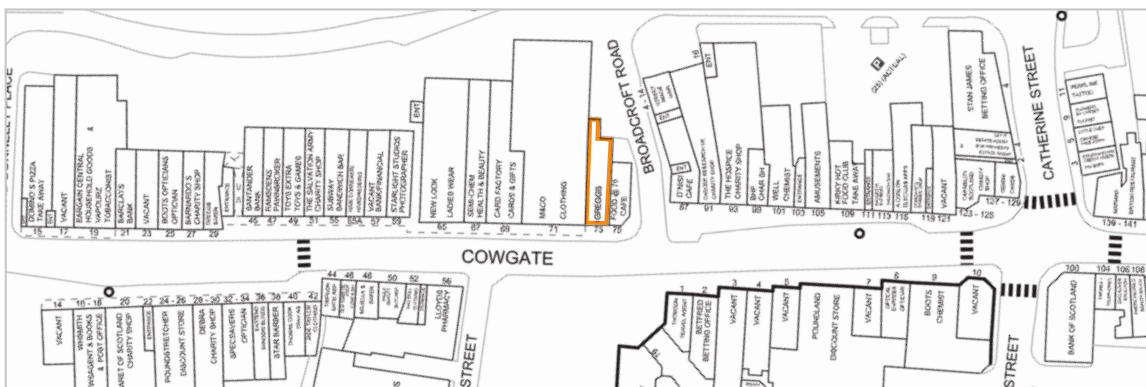
Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot. If the buyer meets the requirements, the sale will be a Transfer of a Going Concern (TOGC).

Six Week Completion



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