

13A & 15A Hamilton Road, Bellshill, Near Glasgow ML4 1AF

Heritable Retail Investment

Lot 58

£22,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	161.13 sq m (1,734 sq ft)	GREGGS PLC (1)	10 years from 29/08/2016 until 28/08/2031 (2)	£22,500	29/08/2021 and 2026
Total		161.13 sq m (1,734 sq ft)			£22,500	

(1) For the year ending 31st December 2016, Greggs Plc reported a turnover of £894,195,000, a pre-tax profit of £80,319,000 and a total net worth of £250,406,000 (Source: Experian Group 7/2/2018).

(2) The lease provides for a tenant option to determine the lease on the tenth anniversary of the term and for the tenant to extend the lease for a further five years.

Key Details

- Let to Greggs Plc until 2031 (subject to option)
- Tenant moved from a smaller unit adjacent
- Nearby occupiers include Subway, Optical Express, Cancer Research UK, William Hill, Poundstretcher and Lloyds Pharmacy

Location

Miles: 9 miles south-east of Glasgow
33 miles west of Edinburgh
Roads: A721, A775, M74, M8
Rail: Bellshill Railway Station
Air: Glasgow Airport, Edinburgh Airport

Situation

Bellshill, a predominantly residential suburb, is located 9 miles south-east of Glasgow. The property is located on the east side of Hamilton Road (A721), on the main commercial pitch, 200 metres from Bellshill Railway Station. Nearby occupiers include Subway, Optical Express, Cancer Research UK, William Hill, Poundstretcher and Lloyds Pharmacy.

Description

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

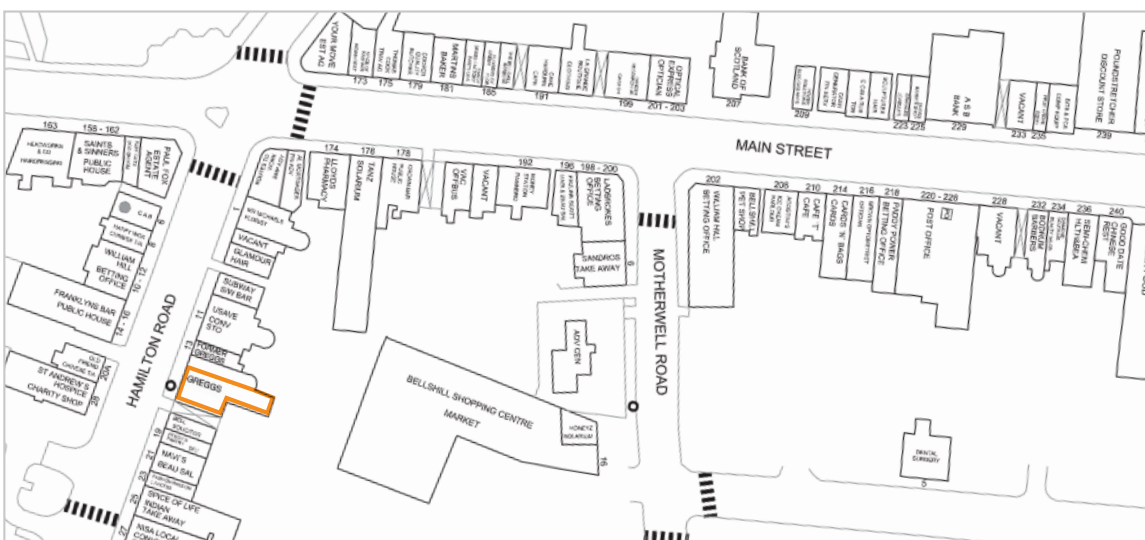
Tenure

Heritable (Scottish equivalent of Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion



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