

# Lot 50

£95,000 per annum  
exclusive

## Iceland Store, 66 Bank Street, Alexandria, Dunbartonshire G83 0NH Heritable Supermarket Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	644.07 sq m (7,148 sq ft)	ICELAND FOODS	15 years from	£95,000	29/01/2024
First	Ancillary	755.83 sq m (8,136 sq ft)	LIMITED (1)	30/01/2009 on		
Ground	Retail	186.97 sq m (2,013 sq ft)		a full repairing		
First	Ancillary	177.37 sq m (1,909 sq ft)		and insuring		
				lease		
<b>Total</b>		<b>1,764.24 sq m (19,206 sq ft)</b>			<b>£95,000</b>	

(1) For the year ending 24th March 2017, Iceland Foods Limited reported a turnover of £2,770,500,000, a pre-tax profit of £67,300,000 and a total net worth of £784,100,000 (Source: Experian Group 11/4/2018).

(2) The tenant does not currently occupy the smaller retail unit.



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### Key Details

- Let to Iceland Foods Limited until 2024
- Prominently located in the heart of the town centre
- Neighbouring occupiers include Savers, M&Co, Boots, Bank of Scotland and Co-op

### Location

**Miles:** 18 miles north-west of Glasgow  
60 miles west of Edinburgh  
**Roads:** A82, A811, M8  
**Rail:** Alexandria Railway Station  
**Air:** Glasgow Airport

### Situation

Alexandria is a popular market town located some 18 miles north-west of Glasgow. The property is prominently situated in the heart of the town centre at the entrance to the pedestrianised retail zone. Neighbouring occupiers include Savers, M&Co, Boots, Bank of Scotland and Co-op.

### Description

The property comprises a substantial retail building together with a smaller retail unit (2). The property benefits from a rear service yard with loading and car parking.

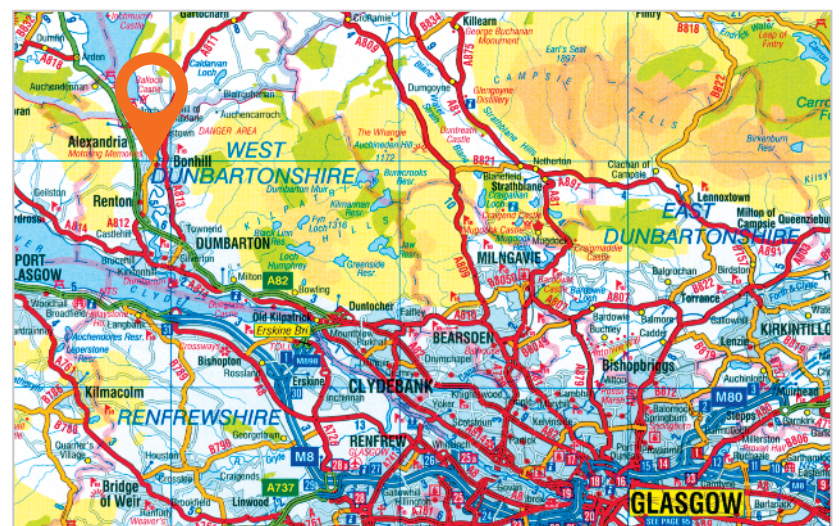
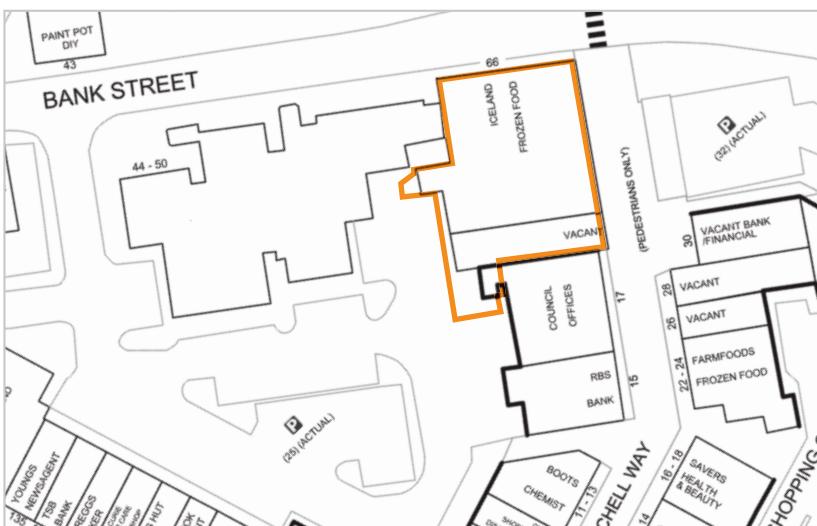
### Tenure

Heritable (Scottish equivalent of freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion



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