



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|----------------------|-------------------------|--------------------|---|--|----------------|------------|
| Ground | Retail and Ancillary | 67.54 sq m | (727 sq ft) | TCCT RETAIL LIMITED t/a Thomas Cook (1) | 5 years from 27/10/2018 on a full repairing and insuring lease (2) (3) | £11,000 | 27/10/2023 |
| Total | | 67.54 sq m | (727 sq ft) | | | £11,000 | |

- (1) The Thomas Cook Group began their travel company in 1841. Today, the company has approximately 22,000 employees and operates from 16 countries (Source: www.thomascookgroup.com 19/09/2018).
- (2) The lease provides a tenant break option on 26/10/2021.
- (3) The tenant is currently holding over on a previous lease at £15,000. A new contract has been entered into as per the above terms. The new lease provides a rent-free period from 27/10/2018 expiring 26/01/2019. The seller has agreed to adjust the completion monies so that the unit effectively produces £11,000 p.a. from completion of the sale.

Key Details

- Prominent retail unit let to TCCT Retail Ltd on a new 5 year lease renewal
- On-street car parking outside the property
- Nearby occupiers include Boots the Chemist, Clydesdale Bank and Semi-Chem
- New five year lease and rebased rent

On Behalf of a Major Fund Manager

Location

Miles: 10 miles east of Glasgow
30 miles west of Edinburgh

Roads: A8, A73, A89, M8

Rail: Airdrie Railway Station
(23 minutes to Glasgow Queen Street)

Air: (25 minutes to Glasgow Airport)

Situation

Airdrie is located approximately 10 miles east of Glasgow and 30 miles west of Edinburgh, with access provided by the M8 Motorway. The property is situated in a position at the junction of the busy Bank Street and Anderson Street, in the heart of Airdrie town centre. Nearby occupiers include The Post Office, JD Wetherspoon and Clydesdale Bank.

Description

The property comprises a ground floor shop unit which forms part of a larger tenement building (the upper floors are in separate ownership).

Tenure

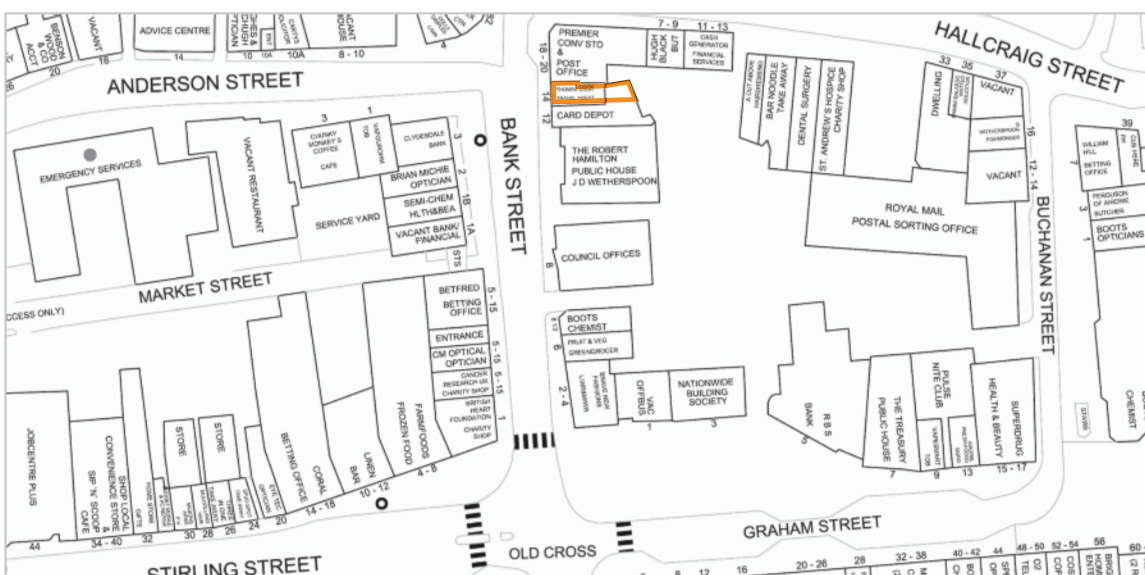
Heritable (Scottish equivalent of English Freehold).

Viewings

Please contact Mhairi Jarvis 0131 552 5191.

VAT

VAT is not applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4864
georgina.roberts@acuitus.co.uk

Seller's Solicitors: DWF LLP
Iain McLean
+44 (0)131 474 2320
iain.mclean@dwf.law