

# Lot 36

£49,922.97 per annum exclusive

## 158 Fenwick Road, Giffnock, Glasgow, Scotland G46 6XW

Heritable Motor Trade Investment



### Key Details

- Prominent roadside location on A77
- Affluent Glasgow suburb
- Let to Kwik-Fit (GB) Limited, guaranteed by Kwik-Fit Holdings Limited on a lease expiring 2029 (NO BREAKS)
- Minimum uplifts in 2019 to £52,474 p.a. and 2024 to £55,150 p.a.
- Nearby occupiers include Subway, RBS and Lidl (due to open November 2018)

### Location

**Miles:** 5 miles south of Glasgow city centre  
6 miles north-west of East Kilbride  
6 miles south-east of Paisley

**Roads:** M77, A77

**Rail:** Giffnock Railway Station

**Air:** Glasgow Airport

### Situation

Giffnock is a residential suburb located 5 miles south of Glasgow city centre, 6 miles north-west of East Kilbride and 6 miles south-east of Paisley. The property is located on the A77 (Fenwick Road), which connects Glasgow city to the north to the M77 to the south. The property is in a prominent location on Fenwick Road, at its junction with Barriland Drive. Occupiers nearby include Subway, RBS, Pharmacy, Lidl (due to open November 2018) and a number of local traders.

### Description

The property comprises a ground floor tyre depot with reception area and ancillary storage accommodation. The property benefits from three roller shutter doors and a forecourt to park 15 cars.

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Viewings

Contact Mhairi Jarvis 0131 552 5191.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (2)
Ground	Workshop, Reception & Ancillary	371 sq m (3,994 sq ft)	KWIK-FIT (GB) LIMITED (1) guaranteed by Kwik-Fit Holdings Limited	25 years from 11/06/2004 on a full repairing and insuring lease	£49,922.97	2019 minimum uplift £52,474. 2024 minimum uplift £55,150
<b>Total</b>		<b>371 sq m (3,994 sq ft)</b>			<b>£49,922.97</b>	

(1) For the year ended 31st March 2017, Kwik-Fit (GB) Limited reported a turnover of £454,846,000, pre-tax profits of £18,605,000 and a net worth of £77,658,000 (Source: Experian 20/03/2018). Kwik Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 800 centres in the UK (Source: www.kwikfit.com).

(2) The lease provides for five yearly rent reviews with a minimum uplift to 105.101% of the passing rent or the OMRV.



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