



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|-----------------|----------------------------------|---|--|----------------|-------------------------------|
| Ground | Dental Practice | 95.97 sq m (1,033 sq ft) | PETRIE TUCKER & PARTNERS LIMITED (1) t/a MyDentist (2) | Approximately 23 years from 25/07/2002 until 27/05/2025 on a full repairing and insuring lease (3) | £16,065 | 28/05/2019 (4) and 28/05/2024 |
| First | Dental Practice | 79.49 sq m (856 sq ft) | | | | |
| Total | | 175.46 sq m (1,889 sq ft) | | | £16,065 | |

(1) For the year ending 31st March 2018, Petrie Tucker and Partners Limited reported a turnover of £52,468,000, pre-tax profits of £4,245,000 and a total net worth of £70,173,000.

(2) Mydentist is Europe's largest dental care provider with over 600 practices throughout the UK and Europe.

(3) The lease is full repairing and insuring, subject to a Schedule of Condition.

(4) The May 2019 Rent Review is outstanding.

Key Details

- Let to Petrie Tucker & Partners Limited
- Lease expires in May 2025 (by way of lease extension)
- May 2019 tenant break option not exercised
- Nearby retailers on Battlefield Road include Sainsbury's, Greggs, Domino's and Subway
- 0.2 miles from Mount Florida Train Station
- VAT-free investment

Location

Miles: 2 miles south of Central Glasgow
47 miles west of Edinburgh

Roads: A74, A77, M8, M74, M77, M80

Rail: Mount Florida

Air: Glasgow Airport

Situation

The property is located in Mount Florida, a southern suburb of Glasgow approximately 2 miles south of the city centre. The property is situated opposite the Langside Campus, part of Glasgow Clyde College and a very short walk to Mount Florida Train Station, as well as being within close proximity to Hampden Park, Scotland's national stadium. Nearby retailers on Battlefield Road include Sainsbury's Local, Gregg's, Domino's Pizza and Subway.

Description

The property comprises a ground and first floor dental practice which forms part of a larger period building.

Tenure

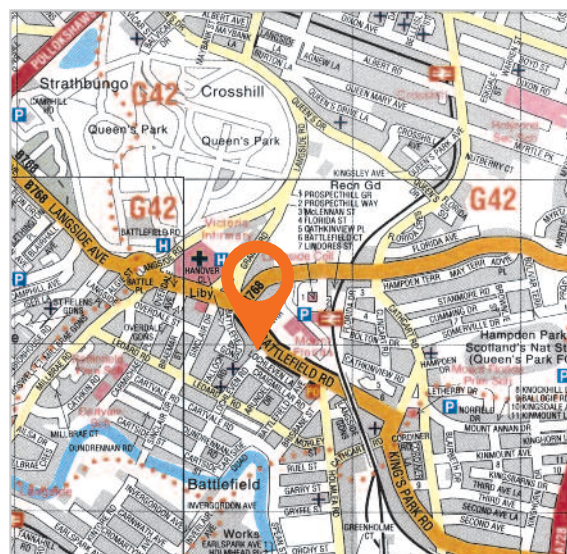
Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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