

80, 82 & 84 Main Street, Cambuslang, Glasgow G72 7EP

Heritable Bar Investment with Self-Contained Former Restaurant Above

Lot 59

£17,000 per annum
exclusive (plus vacant
upper parts)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Bar/Public House	81.00 sq m (872 sq ft)	WHITE HACKLE LTD	10 years from 21/12/2018 (1)	£17,000	21/12/2023
First	Former Restaurant	169.64 sq m (1,826 sq ft)	VACANT			
Total		250.64 sq m (2,698 sq ft)			£17,000	

(1) The lease is subject to a tenant option to determine in December 2023.

Key Details

- Predominantly let to tenant trading as Cheers Bar
- New 10 year lease from December 2018 (lease renewal) (1)
- Tenant in occupation for at least 15 years
- Vacant former restaurant above with separate access from the front (with Change of Use potential, subject to planning)
- Adjacent to Costa Coffee and close to Farmfoods, Greggs, Morrisons and Superdrug
- VAT-free investment
- Popular Glasgow commuter suburb

Location

Miles: 8 miles south-east of Glasgow
44 miles west of Edinburgh
Roads: A74, M8, M73, M74
Rail: Cambuslang
Air: Glasgow Airport

Situation

Cambuslang is a suburban town on the south-eastern outskirts of Glasgow. The town is located just south of the River Clyde and approximately 8 miles south-east of central Glasgow. The property is located on the south side of the busy Main Street, close to its junction with Greenlees Road and a short walk to Cambuslang Train Station. Nearby retailers include Costa Coffee, Boots the Chemist, Savers, Domino's, Subway, Morrisons, Farmfoods and Greggs.

Description

The property comprises a ground floor bar with a former restaurant above on the first floor, separately accessed from Main Street.

Tenure

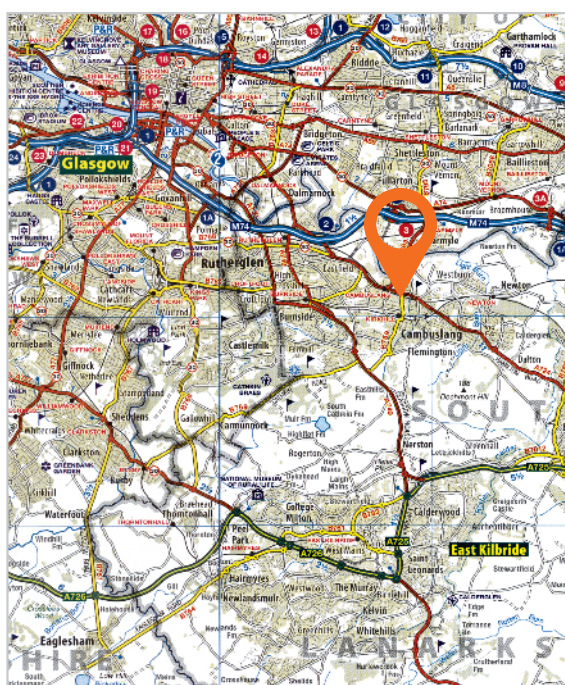
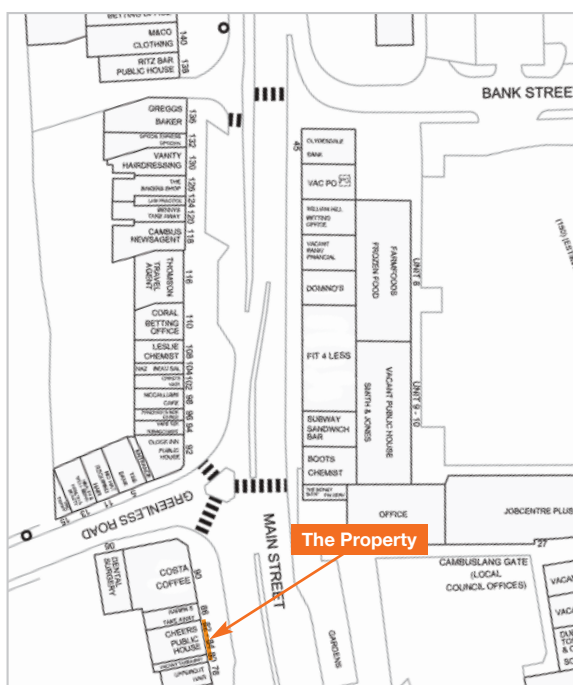
Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band G. See legal pack at acuitus.co.uk



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