

Lot 62

£7,100 per annum exclusive

376 Muir Street, Motherwell, North Lanarkshire ML1 1BX Heritable Retail Investment



Key Details

- Let to William Hill Organization Limited
- Lease expires in August 2023 (by way of recent lease extension) (2)
- Nearby retailers in Motherwell Shopping Centre include Primark, Boots the Chemist, JD Sports, Wilko, Costa Coffee and Iceland Foods
- 0.3 miles from Motherwell Station and opposite Royal Mail Sorting Office and Army Reserve Centre
- VAT-free investment

Location

Miles: 3 miles east of Hamilton
15 miles south-east of Glasgow
Roads: A723, M8, M74
Rail: Motherwell Station
Air: Glasgow Airport

Situation

Motherwell is located some 15 miles south-east of Glasgow, on the River Clyde. Motherwell benefits from excellent connections to Glasgow and the South via the M8 and M74. The property is located on the west side of Muir Street (A721), just a short walk to Motherwell Train Station with direct services to London Euston in just over four hours. Nearby retailers represented in Motherwell Shopping Centre include Primark, Boots the Chemist, JD Sports, Wilko, Costa Coffee and Iceland Foods.

Description

The property comprises a single storey detached building trading as a betting shop.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is not applicable to this lot.

Buyer's Premium

The buyer will pay 2% + VAT of the purchase price towards the Vendor's costs, in addition to the cost of searches.

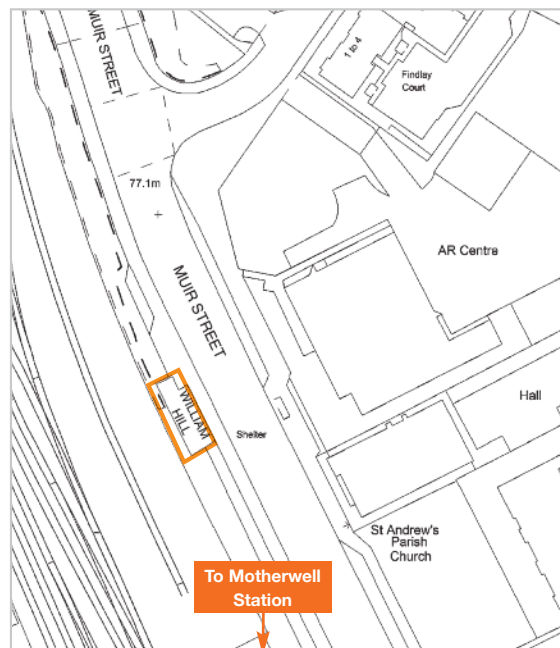
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Betting Shop	71.00 sq m	(765 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	30 years from 28/08/1993 until 27/08/2023 (2)	£7,100
Total		71.00 sq m	(765 sq ft)			£7,100

- (1) William Hill was founded in 1934 and now employs over 15,500 people in 12 countries. William Hill is the UK's largest land-based bookmaker with 2,319 licensed betting shops in the UK.
(2) The lease was extended in August 2018 for a term of 5 years with a tenant only option to determine on 27th August 2021. The rent prior to the lease extension was also £7,100 per annum.



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