

# Lot 20

£85,600 per annum  
exclusive

Burger King, Hillington Retail Park, Hillington Road,  
**Glasgow G52 4BL**

Heritable Drive Thru Restaurant Investment





## Tenancy and accommodation

# Lot 20

£85,600 per annum  
exclusive

### Key Details

- Let to tenant trading as Burger King on extended 20 year lease from September 2018 (no breaks) (2)
- Prominent roundabout location at one of the main entrances to the retail park and adjacent to Shell petrol station
- Approximately 240.98 sq m (2,594 sq ft) on substantial site
- Close to Junction 26 of M8 motorway, 2 miles from Intu Braehead and 4 miles from Glasgow Airport

### Location

**Miles:** 6 miles west of Glasgow city centre  
53 miles west of Edinburgh  
**Roads:** A739, A761, M8, M77  
**Rail:** Hillington West, Hillington East  
**Air:** Glasgow Airport

### Situation

Hillington is a well established trade and industrial location to the west of Glasgow city centre. The property is located on the A736 Hillington Road, benefiting from its proximity to both the city centre and Glasgow Airport, due to its links with the M8 at junction 26. Hillington Park, 1/4 mile west of the property, is Scotland's largest industrial estate and business park and is recognised as a highly acclaimed location for manufacturing, industrial, technology and distribution based business in Scotland and the UK. The property is located adjacent to a Shell petrol station and shop and 2 miles from Intu Braehead, with retailers including Nando's, Sports Direct, Waterstones, Apple and Primark. Other nearby occupiers include Ikea, Ducati, Harley-Davidson and car dealerships including Renault and Alpine.

### Description

The property is a detached, purpose built, single storey fast food restaurant. The property benefits from a drive thru area to the side of the property and on-site parking for approximately 39 cars. The site extends to some 0.287 hectares (0.74 acres).

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

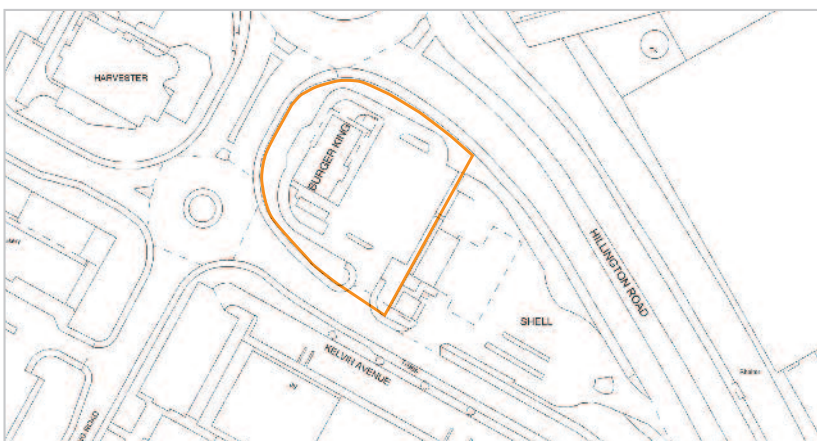
VAT is applicable to this lot.

### Energy Performance Certificate

See legal pack at [acuitus.co.uk](http://acuitus.co.uk)

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	240.98 sq m (2,594 sq ft)	BKUK GROUP LIMITED (1) t/a Burger King	20 years from 13/09/2018 until 12/09/2038 (2) on a full repairing and insuring lease	£85,600	28/08/2023 and five yearly thereafter
<b>Total</b>		<b>240.98 sq m (2,594 sq ft)</b>			<b>£85,600</b>	

- (1) BKUK Group Limited is Burger King's master franchise for England and Scotland. Bridgepoint is the ultimate owner of BKUK Group Limited. BKUK Group Limited acquired Caspian Food Retailers Limited which operates a number of Burger King franchises (Source: [www.burgerking.co.uk](http://www.burgerking.co.uk) 21/05/2019). Burger King has more than 500 restaurants in the UK (Source: [www.foodserviceequipmentjournal.com](http://www.foodserviceequipmentjournal.com) 21/05/2019). A rent deposit of £42,800 is held by the landlord.
- (2) The lease was originally let for a term of 25 years from 13/09/1993 and then extended for 20 years to expire on 12/09/2038.



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