

Lot 17

£42,500 per annum exclusive

120 Sauchiehall Street,
Glasgow, G2 3DH
Heritable Retail Investment



Key Details

- Prime location on Sauchiehall Street at the junction of Hope Street
- Let to RS Sauchiehall Ltd trading as The Refill Station
- Lease expires 11th September 2025 at a low rebased rent from 2019
- Passing rent of £42,500 per annum
- Nearby occupiers include Marks and Spencer, Primark, Savers, Waterstones, Superdrug and the Co-op

Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Central Station, Glasgow Queens Street Station
Air: Glasgow International Airport (9 miles west)

Situation

Glasgow is the largest city in Scotland, benefiting from excellent communication links via the M8 motorway network, and is well served by two major train stations, a bus station and Glasgow International Airport. Sauchiehall Street is one of Glasgow's principal retail and leisure destinations, catering predominantly to the needs of the student and young professional. The subject property is located at the junction with Hope Street on the busy pedestrianised section between Marks & Spencer, Primark, Boots, TK Maxx and WH Smith to the west and Buchanan Galleries to the east.

Description

The property is arranged over ground, and basement floors within a typical city centre tenement building with four upper floors (the upper floors are not part of the sale).

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	55.17 sq m (594 sq ft)	RS Sauchiehall	6 years from 12/09/2019 to 11/09/2025	£42,500 (2)	11/09/2025
Basement	60.68 sq m (653 sq ft)	Limited (1)			
Total	115.85 sq m (1,247 sq ft)			£42,500	

- (1) RS Sauchiehall Ltd (Reg SC634042) is part of the Refill Station Group. An online Vape retailer who also trade from 10 stores across Scotland and the North of England www.refillstation.online. They are a new business that take each store in an independent company, being supplied and run by RSA1 Trading Ltd.
- (2) A rent deposit sum of £10,625 plus a further sum of £2,125 being equal to VAT on the deposit sum is held by the landlord under the deposit agreement.

Viewings

Please contact Mhairi Archibald (07718 899341)



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