

# Lot 30

£243,650 Per Annum  
Exclusive With the one  
floor to be let

## 117-127 Brook Street, Glasgow, G40 3AP Heritable Office Investment



### Key Details

- Majority let to Glasgow City Council
- Ground floor let to Centre for Independent Living until 2023
- Substantial Office building with car parking and two Road frontages.
- Approximately 3576sq m (38,500 sq ft)
- Approximate site coverage of 34%
- Active management opportunity

### On Behalf Mortgagees in Possession

#### Location

Miles: 1 mile east of Glasgow City Centre  
Roads: A74, M74, M8  
Rail: Bridgeton Railway Station  
Air: Glasgow International Airport

#### Situation

The property is situated 1 mile east of Glasgow City Centre in a well-established commercial area. Neighbouring occupiers include Glasgow City Council, the world class sporting and leisure facilities of the Emirates Arena, including the Sir Chris Hoy Velodrome and The Forge Retail Park is also within a mile of Brook Street with occupiers including Tesco Extra and B&M.

#### Description

The property comprises a substantial four storey office building and car park accommodating approximately 85 car parking spaces. The property benefits from a site area of approximately 0.40 hectares (1 acre) with significant frontages and access from both Brook Street and Rimsdale Street and a site coverage of approximately 34%. The property may be suitable for residential redevelopment and or further development on the car park, subject to consents.

#### Tenure

Heritable.

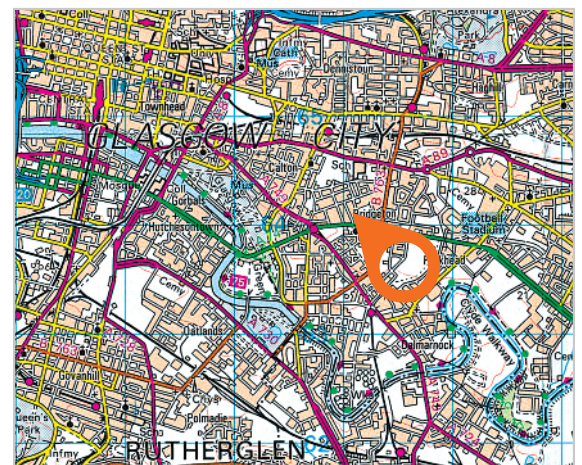
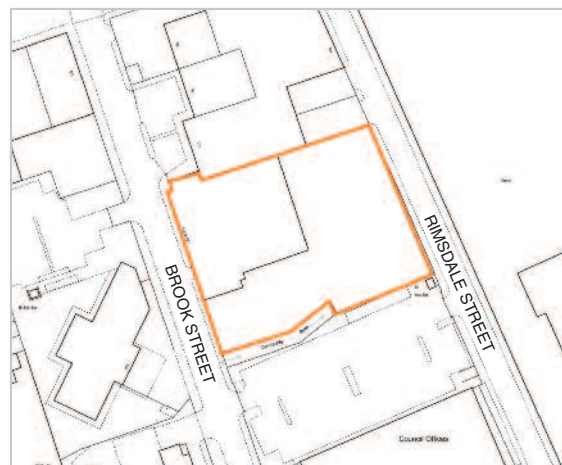
#### Six Week Completion

#### Energy Performance Certificate

See legal pack.

### Tenancy and accommodation

| Floor                         | Use    | Floor Areas (Approx) |                       | Tenant                        | Term                                      | Rent p.a.x.     | Reversion                       |
|-------------------------------|--------|----------------------|-----------------------|-------------------------------|---|-----------------|---------------------------------|
| Ground                        | Office | 684.68 sq m          | (7,370 sq ft)         | CENTRE FOR INDEPENDENT LIVING | 7 years from 14/04/2016 until 13/04/2023  | £36,850         |                                 |
| Part Ground, First and Second | Office | 2,188.37 sq m        | (23,556 sq ft)        | GLASGOW CITY COUNCIL          | 20 years from 16/01/1997 until 15/01/2017 | £206,800        | Tacit Relocation (Holding Over) |
| Third                         | Office | 702.51 sq m          | (7,562 sq ft)         | VACANT POSSESSION             |   |                 |                                 |
| <b>Totals</b>                 |        | <b>3,575.56 sq m</b> | <b>(38,488 sq ft)</b> |                               |   | <b>£243,650</b> |                                 |



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#### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
john.mehtab@acuitus.co.uk

#### Acuitus

**Billy Struth**  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

#### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
Mhairi.archibald@acuitus.co.uk

#### Seller's Solicitors: Morton Fraser LLP

**David Stewart**  
+44 (0)131 247 1176  
david.stewart@morton-fraser.com