

# Lot 16

£124,000 Per Annum  
Exclusive

## 46-50 Queen Street, Glasgow, G1 3DS Heritable Leisure and Mixed Use Investment



### Key Details

- City Centre location
- Multi let investment with mixed leisure uses
- Upper floor restaurant occupier extending to offer takeaway offering at ground floor
- Neighbouring occupiers include Sainsbury Local, Pret a Manger and a number of local retailers

### Location

**Miles:** 47 miles west of Edinburgh  
**Roads:** M8, M77, M74  
**Rail:** Glasgow Central Station  
 Glasgow Queens Street Station  
**Air:** Glasgow International Airport (9 miles west)

### Situation

Glasgow is the largest city in Scotland with a population of 1.2 million. Queen Street is located in Glasgow city centre linking George Street to the north and Aryle Street to the south. Queen Street is a mixed commercial area with retail, leisure and office uses. Royal Exchange Square and Ingram Street are close by. Queen Street is in the centre of the retail and office district within Glasgow city centre. The property is located on the east side of the street with neighbouring occupiers including Subway, Sainsbury Local, Pret a Manger and other independent retailers.

### Description

The property comprises a entire four storey building with neighbouring tenements to the north and south benefit from height of up to nine storeys. The accommodation is arranged to provide a basement and ground floor retail unit, a further hot food take away unit at ground floor and a restaurant over first and second floors. Both ground floor units are extended to the rear. There is fire escape and loading access at the rear of the property and accessed from Miller Street. The site extends to approximately 562.05 sq m (0.14 acres)

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Please see the legal pack for further information.

### Viewings

Please contact Mhairi Archibald (0771 8899341)

## Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
46 Queen Street	Basement	Retail	196.01 sq m (2,110 sq ft)	EXXON LIMITED t/a Absinthe6 (1)	5 years from 22/10/2018 to 21/10/2023	£53,000
	Ground	Retail	141.14 sq m (1,519 sq ft)			
50 Queen Street	Ground	Take away	141.14 sq m (1,519 sq ft)	LION ROCK LIMITED with guarantee t/a Ichiban (2)	31 years from 31/07/1996 to 20/09/2027	£71,000
	First	Restaurant	173.35 sq m (1,866 sq ft)			
	Second	Store/ ancillary	79.72 sq m (858 sq ft)			
<b>Total</b>			<b>731.36 sq m (7,872 sq ft)</b>			<b>£124,000</b>

- (1) Exxon Limited have a lease over ground and basement. Trading as clothing retailer Absinthe6 at ground and basement level.
- (2) Lease guaranteed by Blenwell Limited. Unit trades as Ichiban.



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