For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)





Heritable Office Investment

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Property Information

Heritable Office Investment		Location		Description		
 City Centre Location Forming Part of Larger Mixed Used Building Let to Fraser Hart Limited Approximately 776.92 sq m (8,363 sq ft) over Three Floors Neighbouring Occupiers Include Sainsbury's Local, Pret a Manger and a number of local retailers Future Development Potential (subject to lease and planning consents) 		Miles Roads Rail Air	47 miles west of Edinburgh M8, M77,M74 Glasgow Queen Street Station, Glasgow Central Station Glasgow International Airport (9 miles west)	The property comprises basement, ground and first floors of a larger 4/5 storey building. The accommodation is arranged to provide workshops and storage accommodation at basement level, office accommodation at ground and first floors, with staff, storage and WC facilities also located on the first floor. Access to the property is via a lane from Queen Street and there are two car spaces to the front of the property.		
Future Development Potential (si	, , , ,	Situation				
Lot	Auction	Queen Street is located in Glasgow city centre linking George Street to the north and Argyle Street to the south and is a mixed commercial area with retail, leisure and office uses. Queen Street Railway Station is located 500 metres to the north of the property. The property is located just off Queen Street on the west side of		VAT		
23 Rent	18/May/2022 Status			VAT is applicable to this lot.		
£42,000 per Annum Exclusive	Available		th neighbouring occupiers including Subway, Sainsbury Local, Pret a other independent retailers.	Completion Period		
Sector Office	Auction Venue Live Streamed Auction	Tenure		Six Weeks Completion		

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Heritable. Scottish Equivalent of English Freehold

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Basement First	Offices Offices/Staff Storage/Workshop	231.97 sq m 312.98 sq m 231.97 sq m	· · · · ·		5 years from 28/02/2021 to 27/02/2026 on a Full Repairing and Insuring Lease (3)	£42,000	27/02/2026
Total		776.92 sq m	8,363 sq ft			£42,000	

(1) Fraser Hart is one of the UK's leading jewellers with 28 shops nationwide. For the year ending 27/06/2021 Fraser Hart Limited reported a Turnover of £32,203,000, a Pre-Tax Profit of £1,338,000 and a Net Worth of £38,849,000.

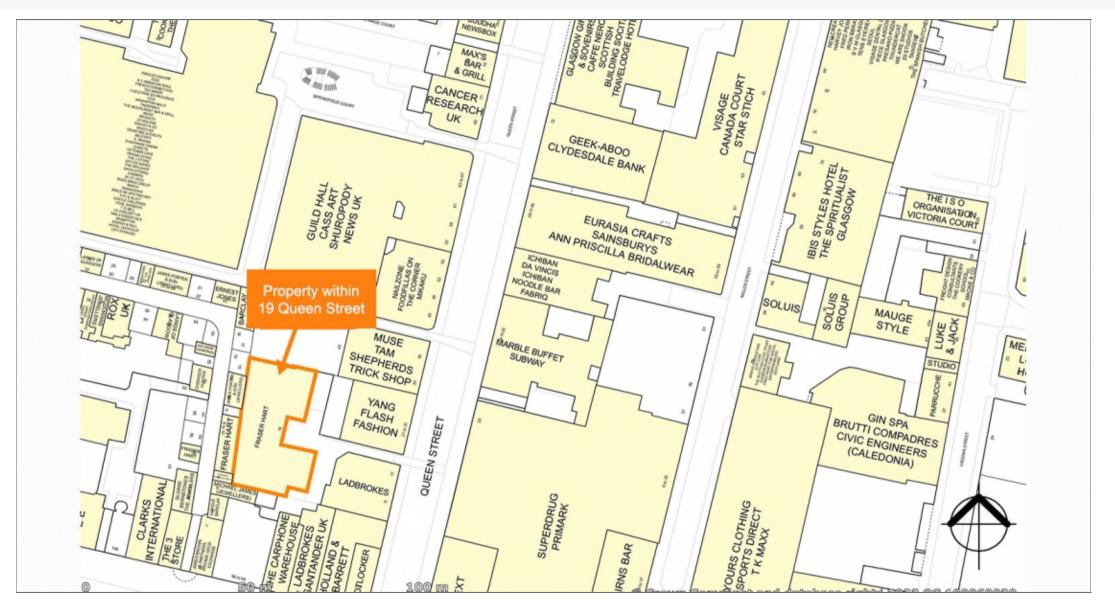
(2) The lease is guaranteed by Anthony Nicholas Limited, incorporated in the Republic of Ireland with registered company number 46436 and having its registered office at 155 Townsend Street, Dublin 2; and Anthony Nicholas (UK) Limited incorporated under the Companies Acts (registered number 06302848) and having their registered office at Third Floor, Premier House, Elstree Way, Boreham Wood WD6 1JH

(3) The lease is subject to a Schedule of Condition. Please see the legal pack for further information

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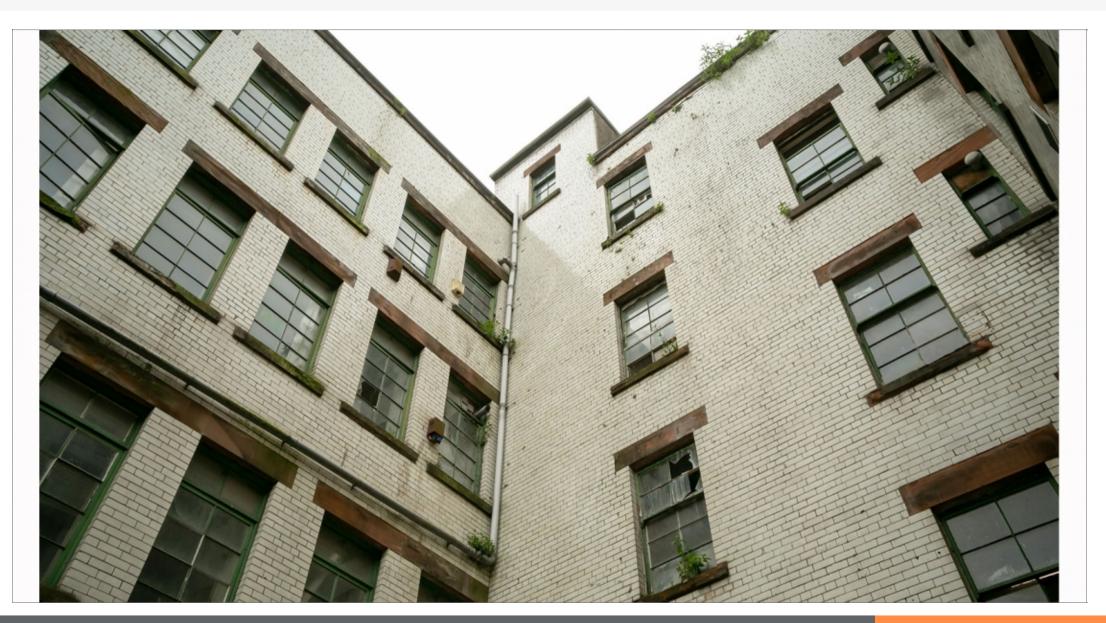




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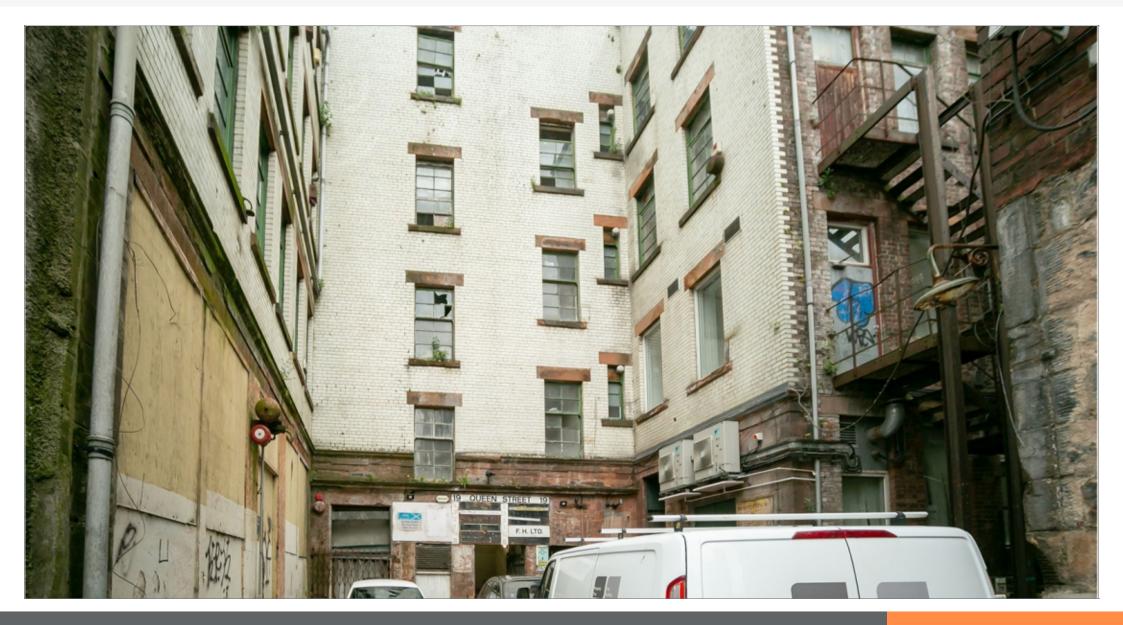




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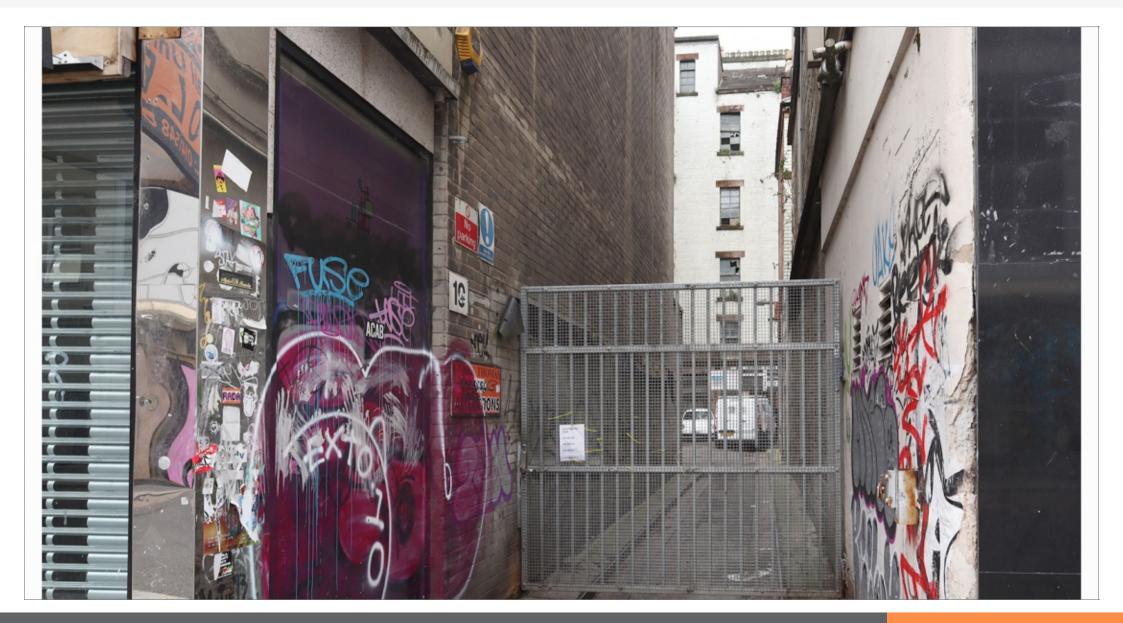




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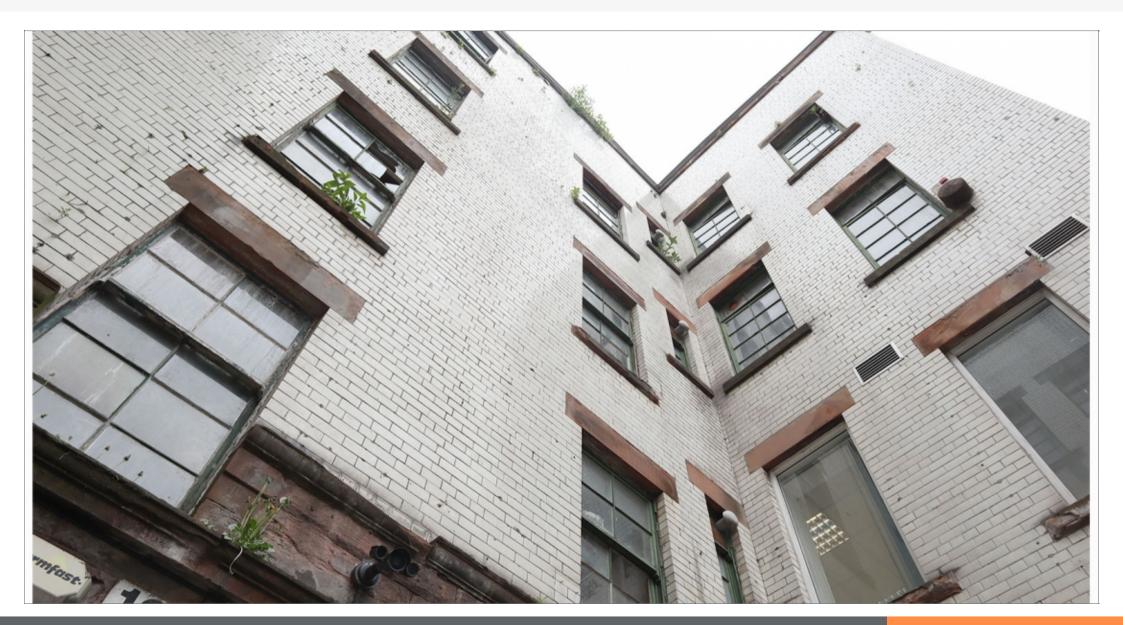




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Contacts

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John Loveday 020 7318 5753

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