For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)





Heritable Office Investment

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

### **Property Information**

Heritable Office Investment		Location		Description		
<ul> <li>City Centre Location</li> <li>Forming Part of Larger Mixed Used Building</li> <li>Let to Fraser Hart Limited</li> <li>Approximately 776.92 sq m (8,363 sq ft) over Three Floors</li> <li>Neighbouring Occupiers Include Sainsbury's Local, Pret a Manger and a number of local retailers</li> <li>Future Development Potential (subject to lease and planning consents)</li> </ul>		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		

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Heritable. Scottish Equivalent of English Freehold

www.acuitus.co.uk



Page 2 of 9



For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



### 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.

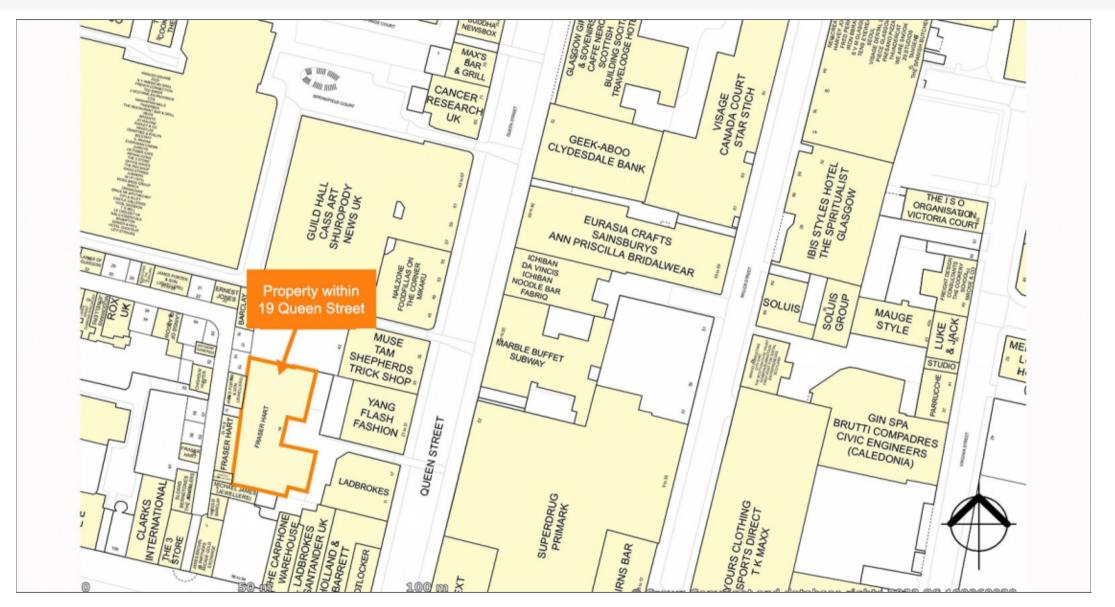
(2) The lease is guaranteed by Anthony Nicholas Limited, incorporated in the Republic of Ireland with registered company number 46436 and having its registered office at 155 Townsend Street, Dublin 2; and Anthony Nicholas (UK) Limited incorporated under the Companies Acts (registered number 06302848) 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

Heritable Office Investment

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

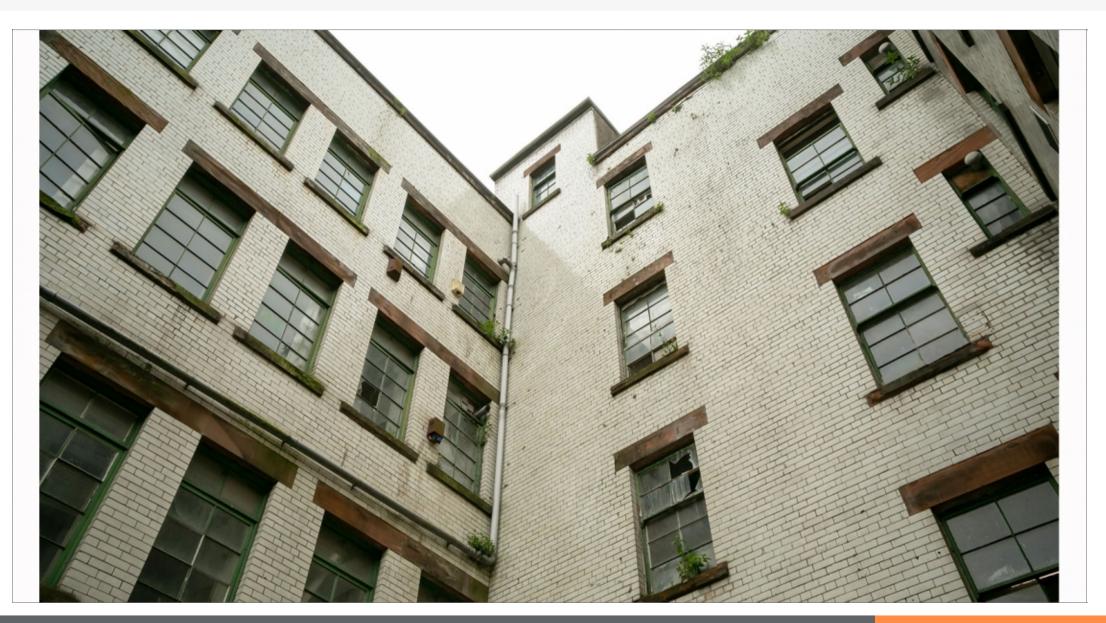




Heritable Office Investment

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

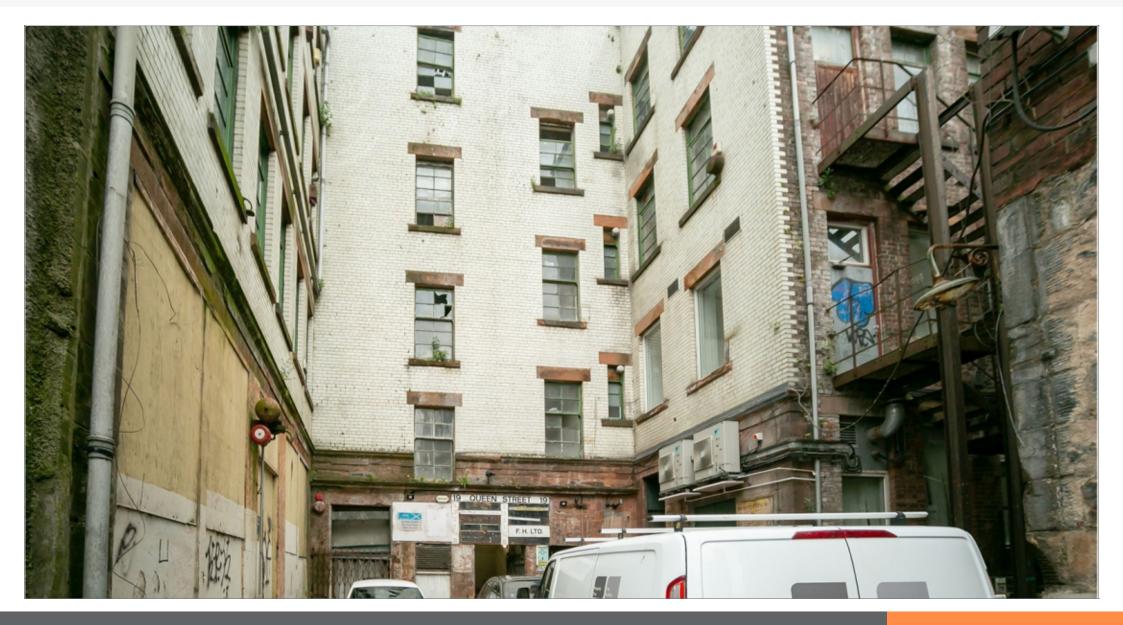




Heritable Office Investment

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

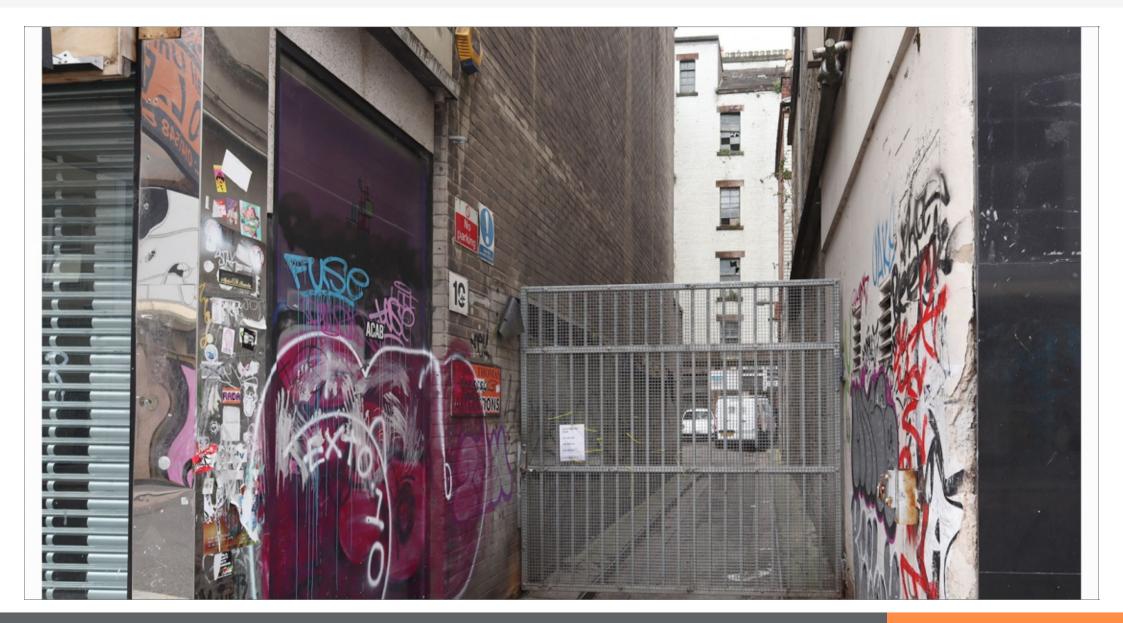




Heritable Office Investment

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

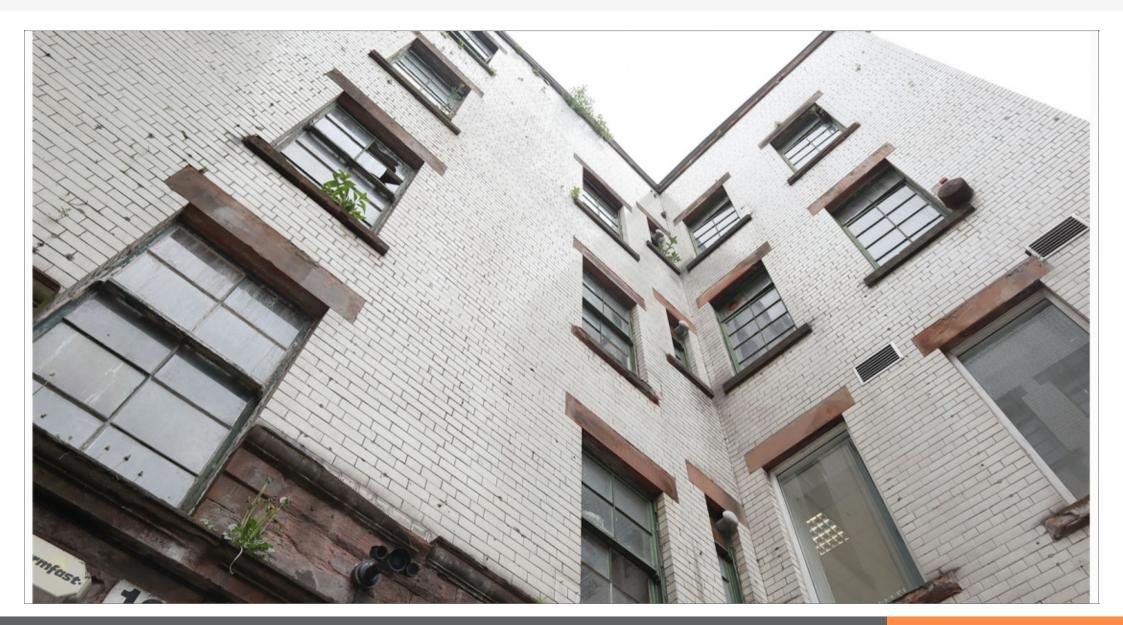




Heritable Office Investment

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





Heritable Office Investment

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



#### Contacts

#### Acuitus

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

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

#### Seller's Solicitors

Brodies LLP 110 Queen Street Glasgow Scotland UK G1 3BX

Richard Smith (0) 141 245 6284 richard.smith@brodies.com

#### **Associate Auctioneers**



Smith Price RRG

**John Loveday** 020 7318 5753

### **Misrepresentation Act**

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020