

Lot 21, 30 St Enoch Square, Glasgow,

G1 4DB

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Retail Investment

- Located in a Popular Pedestrianised Square in Glasgow City Centre
- Opposite St Enoch Centre with Occupiers Including a Number of Restaurant Operators and a 9 Screen Cinema
- Re-based Rent of £70,000p.a.x (previously £120,000p.a.x)
- Asset Management Opportunities (subject to lease and planning consent)
- Neighbouring occupiers Greggs, Caffè Nero, Boots, Tesco

Lot
21

Auction
18/May/2022

Rent

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 47 miles west of Edinburgh

Roads A74, M8, M74, M77

Rail Argyle Street Station, Glasgow Queen Street Station, Glasgow Central Station

Air Glasgow Airport

Situation

The property is located on St Enoch Square opposite the St Enoch Centre and adjacent to Argyle Street and close to the southern end of Buchanan Street. St Enoch Square benefits from leisure and restaurant occupiers and a 9 screen cinema. Nearby occupiers include Greggs, Caffè Nero, Boots, Tesco and local traders

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a double fronted retail shop unit planned on ground and basement floors and forms part of a larger building (in separate ownership).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground Basement	Retail Storage	282.07 sq m 268.09 sq m	3,035 sq ft 2,884 sq ft	ELITE SPORTS GROUP LIMITED (formerly LBJ Sports Apparel Limited) (1)	10 years from 06/11/2018 on a Full Repairing and Insuring Lease (2) (3)	£70,000	06/11/2023 (05/11/2028)
TOTAL		550.16 sq m	5,919 sq ft			£70,000	

(1) For the year ending 31/03/2021 Elite Sports Group Limited (CRN 07111486) reported a Turnover of £16,26,808, a Pre-Tax Profit of £239,601 and a Net Worth of £1,316,420.

(2) The lease is subject to a Schedule of Condition. There is a tenant break option on 06/11/2023 subject to 6 months written notice. Please note that the tenant has vacated the property.

(3) A rental deposit of £17,500 is held by the landlord.

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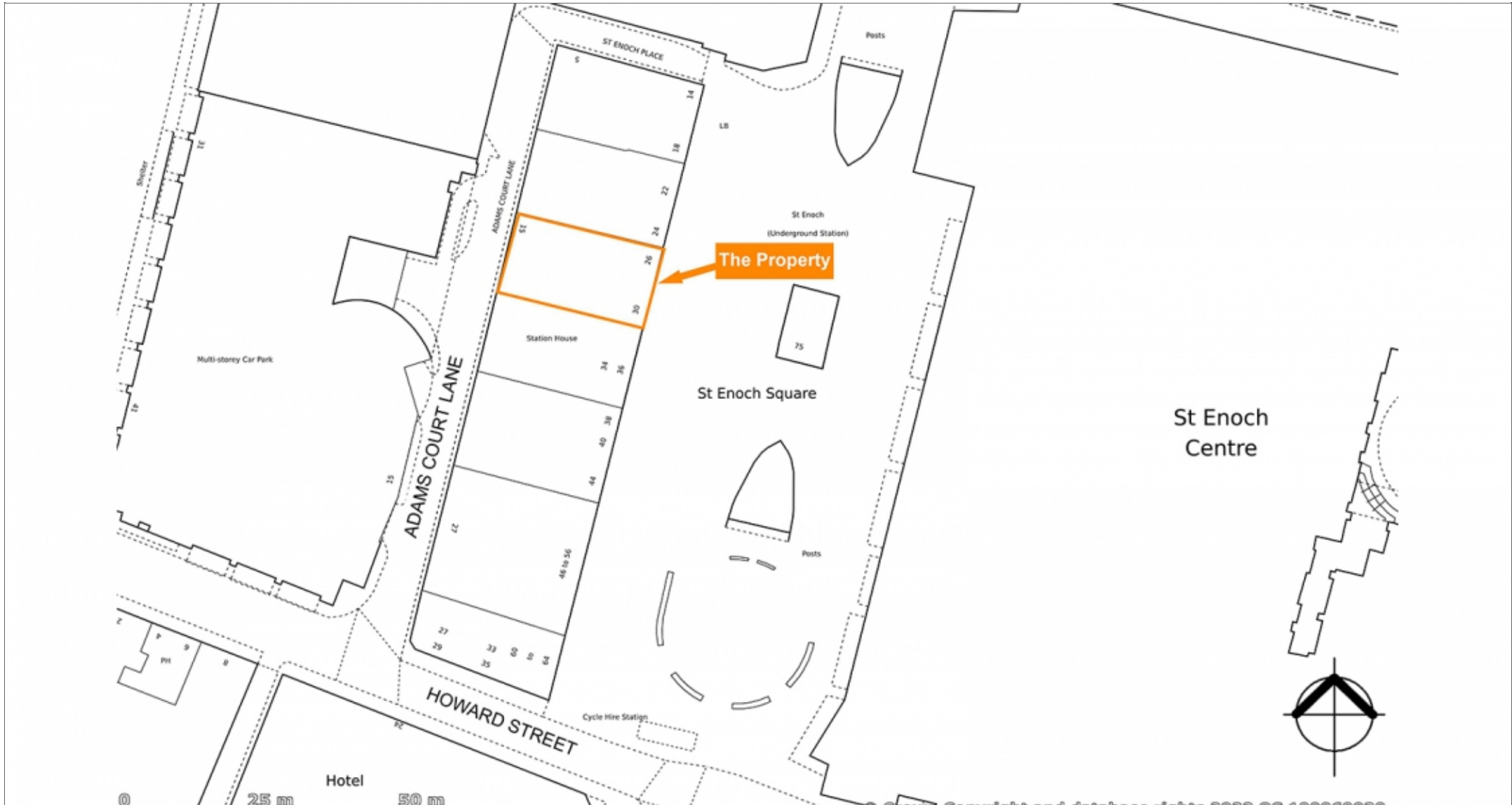
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September 2020