



**SITUATION**

Occupying a busy trading position on this main A82 amongst a host of multiple traders including **Black & Lizars, Greggs, Betfred, Co-op** and **Lloyds TSB** being only 3 miles from the city centre. Anniesland Rail Station is closeby. Glasgow is Scotland's largest city with excellent road communications with the M8 leading directly to Edinburgh some 45 miles to the east and also the M74 which links to the north of England.

**PROPERTY**

Located on the ground floor of a four storey traditional sandstone fronted building which forms part of a terraced parade comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	14'6"
Internal Width	13'4"
Built Depth	35'3"
WC	

**VAT is NOT payable in respect of this Lot**

**FEUHOLD (Scottish equivalent to English Freehold)**

**£11,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**TENANCY**

The property is let on a full repairing and insuring lease to **Forthbrae Ltd t/a Sunset Beach (Tanning Salon) (having 15 branches)** for a term of 10 years from 24th June 2009 at a current rent of **£11,000 per annum** exclusive.

**Rent Review & Tenant's Break 2014**



**JOINT AUCTIONEERS**  
SVA, 13 Great King Street, Edinburgh EH3 6QW  
Tel: 0131 624 6640 Ref: S. Vigers Esq

**VENDOR'S SOLICITORS**  
Levy & McRae - Tel: 0141 307 2311  
Ref: Ms Sanjana Menon - Email: sanjanamenon@lemac.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts