

Photograph taken June 2011



SITUATION

Occupying a prominent trading position on the main A761 Paisley Road West, close to the junction with Harley Street, amongst such multiples as **Bank of Scotland, Co-operative Food, A1 Off Sales, Forrester's Dry Cleaners** and **Lifestyle Express**, within easy reach of Cessnock Subway Station, close to both the **Glasgow Science Centre** and the **Ibrox Stadium (home of Glasgow Rangers)** and serving the surrounding predominantly residential area approximately 2½ miles south west of the City Centre.

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

Forming part of a terraced parade comprising a **Ground Floor Betting Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'6"
Internal Width	11'6"
Shop Depth	41'10"
Built Depth	49'0"
2 WC's	

£6,100 per annum with Minimum Rental Uplifts

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VAT is NOT payable in respect of this Lot

TENURE: Heritable (the Scottish equivalent of Freehold)

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Estates Ltd with a guarantee from Coral Racing Ltd (having approx 1,600 branches)** for a term of 15 years from 24th August 2011 at a rent of **£6,100 per annum** exclusive.

Rent Reviews 2016 and 2021 to the greater of OMV or 2.5% p.a. compounded. Therefore the minimum rent in 2016 will be £6,901 p.a.

Note: The lessees also occupy the adjacent property (No 370) which is not included in the sale.



VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts