

Lot 21, Bank of Scotland, 100 to 102 Cowgate, Kirkintilloch, East Dunbartonshire G66 1JU

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Heritable Bank Investment

- Entirely let to Bank of Scotland Plc until 2031 (No Breaks)
- Prominent town centre location close to The Regent Centre
- VAT Free Bank Investment
- Popular commuter town to Glasgow
- Neighboring Occupiers include Tesco Metro, Boots, Poundland and Superdrug.

Lot

21

Auction

22nd September 2022

Rent

£40,000 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

Location

Miles - 9 miles west of Cumbernauld, 10 miles north-east of Glasgow City Centre

Roads - A803, A806, M8 and M80

Rail - Lenzie Railway station (1.4miles south) – 15 minutes

Journey time to Glasgow Queen Street

Air - Glasgow Airport

Situation

The property is located on the western side of the busy Cowgate, the town's principal retailing thoroughfare, at its junction with Kerr Street. The Regent Centre is less than 100m away housing occupiers including Tesco Metro, Boots the Chemist, Poundland and Superdrug. Other nearby occupiers include JD Wetherspoon and branches of RBS and Clydesdale banks. Barleybank car park is close to the property, providing car parking for over 90 cars.

Tenure

Heritable. (Scottish Equivalent to English Freehold)

Description

The property comprises a ground floor banking hall, with office accommodation on the first floor.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant (1)	Term	Rent p.a.x.	Rent Reviews (Reversion)
Ground First	Banking Hall Ancillary	210.93 219.35	2270 2361	Bank Of Scotland plc (CRN SC327000)	15 years from 29th December 2016 until 28th December 2031	£40,000	29/12/2021?? and 28/12/2031
Total Approximate Floor Area		430.28	4631 (2)				

(1) For the year ending 31st December 2021, Bank of Scotland Plc reported pre-tax profits of £2,316,000,000 (Source: Bank of Scotland Report and Accounts 2021)

(2) The Floor Areas stated above are those published by the Scottish Assessors at www.saa.gov.uk

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Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Mhairi Archibald

+44 (0)7718 899 341

Mhairi.archibald@acuitus.co.uk

Seller's Solicitors

Curle Stewart

Sohaib Rasul

07535 867 222

sr@curlestewart.co.uk

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September 2020