

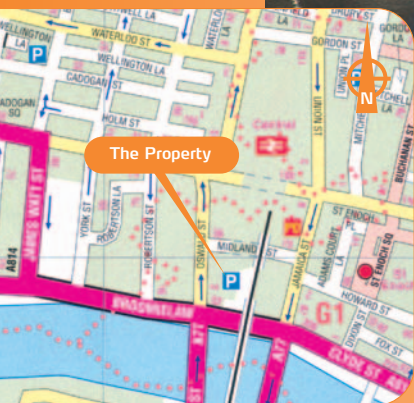
lot 18

Roadway Access to Glasgow Central Railway Station Oswald Street, Glasgow G1 4PA

Rent
£18,333.33
per annum
exclusive

Heritable Investment

- Let to Network Rail Infrastructure Ltd until 11th August 2110
- Located at Glasgow Central Train Station
- Forms part of the building occupied by National Car Parks (NCP) and Enterprise Rent-a-Car



Location

Estimated District Population: 1,200,000 (Greater Glasgow)
Glasgow city centre
Roads: A814, M8
Rail: Glasgow Central Train Station
Air: Glasgow International Airport

Situation

The property is prominently positioned on the east side of Oswald Street between Broomielaw (A814) and Argyle Street. The surrounding area is a mixture of retail, commercial, leisure and residential. Nearby occupiers include NCP, Enterprise Rent-a-Car, Sally's Salon Services, Radisson Hotel and Gala Riverboat Casino.

Description

The property comprises a ROADWAY extending to approximately 210.7 sq m (2,268 sq ft) which provides access to Glasgow Central Railway Station. The road was previously used for a vehicle egress from the station. Following alteration to the station, the roadway is now used for vehicles to service the station.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Roadway	210.7 sq m (2,268 sq ft)	NETWORK RAIL INFRASTRUCTURE LTD (1)	125 years from 12/08/1985 until 11/08/2110	£18,333.33	15/05/2012 and 5 yearly
Totals		210.7 sq m (2,268 sq ft)			£18,333.33	

(1) For the year ending 31st March 2010 Network Rail Infrastructure Limited reported a turnover of £5,668,000,000, pre-tax profits of £395,000,000 and a net worth of £8,230,000,000. (Source: www.riskdisk.com 28/01/2011)
(2) The rent review is based on the higher of 1/3 of the rent for the Railway Arches on Midland Road or the open market value.

For further details please contact:

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