

Lot 41

Rent £105,000 per annum exclusive

53-59 Bath Street Glasgow G2 2DH Heritable Restaurant Investment



Key Details

- Let to China Buffet (Scotland) Ltd
- Tenant in occupation for 11 years
- City Centre Location close to Buchanan Quarter Shopping Centre
- Nearby occupiers include KFC, Leeds Building Society, Cash Converters and William Hill

Location

Miles: 47 miles west of Edinburgh
Roads: M8
Rail: Glasgow Queens Street Station, Glasgow Central Station
Air: Glasgow Airport (8 miles)

Situation

Glasgow is the largest city in Scotland with a population of 1.2 million people. The property is situated on Bath Street which runs parallel to the pedestrianised Sauchiehall Street. The Buchanan Quarter Shopping Centre is a short distance from the property which houses occupiers including Office, Forever 21 and Paperchase. Other nearby occupiers include KFC, Leeds Building Society, Cash Converters and William Hill.

Description

The property comprises a ground floor and basement restaurant, forming part of a larger building.

Tenure

Heritable (Scottish Equivalent of English Freehold).

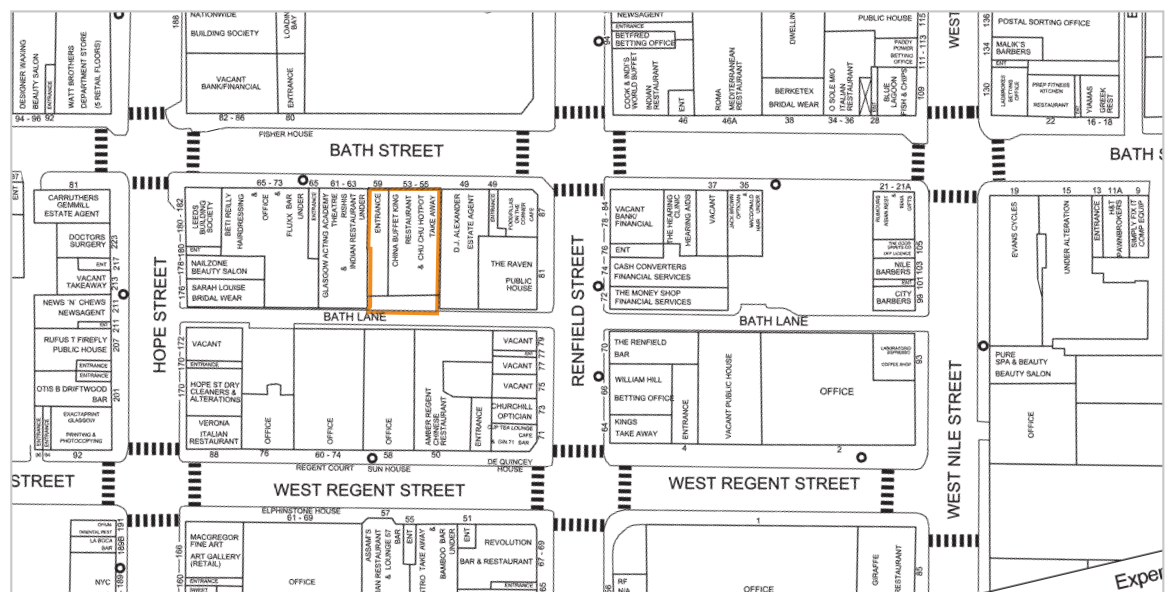
VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (approx) | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|-----------------------|----------------------------------|---|-------------------------------|-----------------|------------|
| Ground | Restaurant | 381.78 sq m (4,109 sq ft) | CHINA BUFFET (SCOTLAND) LIMITED (t/a China Buffet King) (1) | 15 year lease from 05/09/2005 | £105,000 | 04/09/2020 |
| Basement | Restaurant/ Ancillary | 214.07 sq m (2,304 sq ft) | | | | |
| Total | | 595.83 sq m (6,413 sq ft) | | | £105,000 | |

(1) China Buffet King first opened in Glasgow on Sauchiehall Street over 2 decades ago and offers quality food, great service, a friendly atmosphere and affordable prices. (Source: www.chinabuffetking.org.uk 13/01/2017)



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Gwen Thomas
 +44 (0)20 7034 4857
 gwen.thomas@acuitus.co.uk

Acuitus
Mhairi Jarvis
 44 (0)131 552 5191
 mhairi.jarvis@acuitus.co.uk

Buyer's Legal Report Service: Dentons
Greg Rigby
 +44 (0)20 7320 3968
 greg.rigby@dentons.com

Seller's Solicitors: DWF LLP
Sharon Stoddard
 +44 (0)333 320 2220
 sharon.stoddard@dwf.law