

Glasgow

Units 2, 3 & 4

Forge Trade Park

Alma Street

Parkhead

G40 2UB

- **Modern Leasehold City Centre Trade Counter Investment**
- Comprising Three Self-Contained Trade Counter Units
- Total Accommodation 1,864.60 sq m (20,071 sq ft)
- Unit 2 let to Toolstation Ltd on a lease expiring in 2022 (2)
- Rent Review 2017

Total Current Gross Rents Reserved
£28,496.25 pa (2) (3)

Plus Vacant Possession of Units 3 & 4

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held on a lease from City Property Glasgow (Investments) LLP for a term of years expiring 30th September 2136 (thus having 123 years unexpired) at a rent of £9,874.50 per annum subject to review on 28th November 2015 and every fifth year thereafter.

Location

The city of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 Motorways and has its own international airport. The property is situated within Forge Trade Park which is located on the east side of Fielden Street (B763), at its junction with Gallowgate (A59) some 2 miles east of Glasgow city centre. Occupiers close by include Kwik Fit (adjacent), Jewson, B&Q and a Tesco Extra. The Forge Shopping Mall and Cinema Complex and Celtic Football Club Stadium are also nearby.

Description

The property is arranged on ground floor only to provide a terrace of three modern self-contained trade counter/light industrial units. Each unit benefits from a full height loading door, an eaves height of 3.7 metres and rear signage fronting Fielden Street (B763). Externally there is a secure communal service yard that provides 26 marked car parking spaces.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 14 Band A (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Toolstation Ltd (1)	Ground Floor 623.6 sq m (6,713 sq ft)	10 years from 7th May 2012 Rent review every 5th year FR & I subject to a Schedule of Condition (2)	£28,496.25 p.a. (3)	Rent Review 2017
Unit 3	Vacant	Ground Floor 617.7 sq m (6,649 sq ft)			
Unit 4	Vacant	Ground Floor 623.3 sq m (6,709 sq ft)			
		Total 1,864.6 sq m (20,071 sq ft)		Total £28,496.25 p.a. (3)	

(1) Toolstation were established in 2003 and currently trade from in excess of 130 branches throughout the UK. Their parent company is Travis Perkins plc. Website Address: www.toolstation.com

(2) Tenant option to determine on 7th May 2017 upon 6 months' notice. If not exercised the tenant receives 3 months rent free.

(3) The current rent is £25,143.75 per annum and rises to £26,820 per annum in 2014 and £28,496.25 per annum in 2015. The Vendor will top the rent up to £28,496.25 per annum upon completion.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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