



Tenure

Feuhold.

Location

Airdrie is situated approximately 10 miles east of Glasgow city centre, and serves a population of some 36,000. The town enjoys excellent communications being situated between the M8 (Junction 6, 4 miles south) and the A80 (6 miles north) and also having regular rail services. The property is situated in the heart of the town centre between O₂ and Boots.

Occupiers close by include Poundland, M & Co, Superdrug and W H Smith. There is a new health centre in the town along with a pre-let to Home Bargains.

Description

The property is arranged on ground and one upper floor to provide a shop unit with offices and workshop above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.80 m	(25' 7")
Net Frontage	7.30 m	(23' 11")
Shop Depth	14.34 m	(47' 0")
Built Depth	19.64 m	(64' 5")
First Floor Ancillary	73.10 sq m	(787 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 10 years from 6th May 2008 at a current rent of £43,500 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 29th February 2012, Specsavers Optical Superstores Ltd reported a turnover of £378.438m, a pre-tax profit of £21.265m, shareholders' funds of £96.478m and a net worth of £94.909m. (Source: riskdisk.com 15.02.13.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Airdrie

44-46 Graham Street Lanarkshire ML6 6BU

- **Feuhold Shop Investment**
- Let to Specsavers Optical Superstores Ltd on a lease expiring 2018
- Town centre position between Boots and O₂
- Rent Review 2013
- Total Current Rent Reserved
£43,500 pa

