



Tenure

Heritable.

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 a conservation area, on the north side of Sauchiehall Street, one of the main retail pitches within the city centre. The property is situated a short walk from Charing Cross Rail Station.

Occupiers close by include Boots (adjacent), Tesco Express, Bank of China, Ladbrokes, TSB and a number of local traders.

Description

The property is arranged on ground and first floor to provide a café and hot food takeaway on the ground floor with ancillary storage on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	7.05 m	(23' 2")
Net Frontage	6.50 m	(21' 4")
Shop Depth	19.50 m	(63' 11")
Built Depth	22.55 m	(73' 11")
Ground Floor	150.35 sq m	(1,618 sq ft)
First Floor	42.15 sq m	(454 sq ft)
Total	192.5 sq m	(2,072 sq ft)

Tenancy

The entire property is at present let to FOOD FILLAS ON THE CORNER LTD for a term of 20 years from 15th August 2016 at a current rent of £30,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The Landlord holds a rent deposit of £2,500 plus VAT.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 129 Band G (Copy available on website).

Glasgow

492 Sauchiehall Street Lanarkshire G2 2LW

- **Heritable Café and Takeaway Investment**
- City centre location
- Adjacent to Boots the Chemist
- Let on a new 20 year lease (no breaks)
- Rent Review 2021
- Current Rent Reserved
£30,000 pa

