

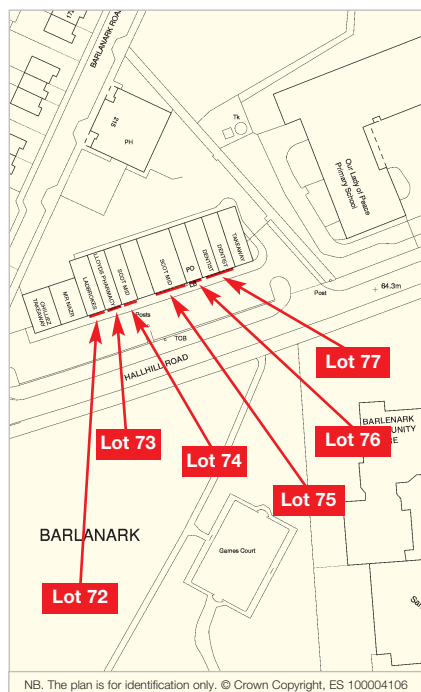
# Glasgow

## Units 1C, 2, 3, 5/6, 7 and 8/9 Hallhill Road Lanarkshire G33 4RJ

- **Virtual Freehold Shop Investment**
- To be offered as 6 lots
- Tenants include Ladbrokes, Scottish Midland Co-op, Lloyds Pharmacy
- Located in residential area near a school, family learning centre and community centre
- Self-contained site with extensive parking
- Rent Reviews from 2014
- Total Current Rent Reserved

**£111,475 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

### 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 in Barlanark, 5 miles to the east of the city centre, just off the A8 Edinburgh Road in a densely populated residential area adjacent to Our Lady of Peace Primary School, the Barlanark Family Learning Centre and The Barlanark Community Centre.

### Description

The property is arranged on ground floor only to provide modern shop units, some occupied as double units, on a self-contained site with extensive parking.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

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

**Seller's Solicitor** P Ockrim Esq, Leslie Wolfson. Tel: 0141 226 4499 e-mail: [po@lesliewolfson.co.uk](mailto:po@lesliewolfson.co.uk)



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
72	Unit 1C	Ladbrokes Betting and Gaming Ltd	Ground Floor 92.5 sq m (955 sq ft)	15 years from 09.11.2011 Rent review every 5th year Tenant break clause 2021 FR & I	£16,000 p.a.	Rent Review 2016
73	Unit 2	Lloyds Pharmacy Ltd	Ground Floor 93.5 sq m (1,007 sq ft)	33 years from 19.10.1994 Rent review every 5th year Tenant break clause 2018 FR & I	£13,250 p.a.	Rent Review 2018
74	Unit 3	Scottish Midland Co-operative Society Ltd (t/a Scot Mid)	Ground Floor 92.2 sq m (993 sq ft)	25 years from 25.04.1995 Rent review every 5th year FR & I	£13,000 p.a.	2015 Rent Review Outstanding
75	Units 5 & 6	Scottish Midland Co-operative Society Ltd (t/a Scot Mid)	Ground Floor 244.8 sq m (2,635 sq ft)	22 years from 09.11.2001 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2016
76	Unit 7	Scottish Midland Co-operative Society Ltd (t/a Scot Mid)	Ground Floor 94.4 sq m (1,016 sq ft)	25 years from 17.10.1994 Rent review every 5th year FR & I	£13,225 p.a.	2014 Rent Review Outstanding
77	Units 8 & 9	Steven Armitage (t/a Roxburgh Dental Practice)	Ground Floor 188.2 sq m (2,026 sq ft)	15 years from 29.07.2014 Rent review every 5th year FR & I subject to a schedule of condition	£26,000 p.a.	Fixed increase 2016 to £27,500 p.a.

NB. Areas provided by the Vendor.

**Total £111,475 p.a.**