



Tenure

Heritable.

Location

The City of Glasgow is the largest city in Scotland, located on the River Clyde some 41 miles west of Edinburgh. The city is a major port, and is served by the M8, M74 and M77 Motorways and benefits from its own international airport.

The property is located in Rutherglen some 25 miles south-east of Glasgow city centre, within a mixed use area on the south side of Main Street (B768), opposite its junction with Queen Street. Rutherglen Rail Station and the M74 Motorway (Junction 2) are nearby. An entrance to the Rutherglen Shopping Centre is 200m to the east, where occupiers include Home Bargains, Peacocks, Santander, Subway, Superdrug, Card Factory, Max Spielmann and TUI.

Other occupiers close by include RBS Bank (adjacent), Greggs, William Hill, Mecca Bingo, Ladbroke's and Bank of Scotland, amongst others.

Description

This substantial property is arranged on ground and one upper floor to provide a ground floor supermarket. Part ground and the first floor comprises a licensed snooker hall/bar accessed via an entrance fronting Main Street. The supermarket benefits from rear service access via Greenhill Court.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Iceland Foods Limited (1)	Ground Floor 763.5 m (8,219 sq ft)	A term of years from 21.09.2018 to 23.06.2026 Effectively FR & I	£86,000 p.a. (2)	Fixed Rental Increase September 2021 (2)
First Floor	Alexander James McDowall (t/a Harleys Sky Bar)	Ground Floor First Floor 11.5 m (124 sq ft) 726.7 m (7,822 sq ft)	Approximately 24 years from 12.07.1996 expiring 25.12.2020 (3) Effectively FR & I	£14,000 p.a. (3)	Reversion 2020 (3)
		Total	1,501.7 sq m (16,165 sq ft)	Total £100,000 p.a. (2)(3)	

(1) For the year ended 24th March 2017, Iceland Foods Limited reported a turnover of £2,770.5m, a pre-tax profit of £67.3m, shareholders' funds of £805m and a net worth of £784.1m. (Source: Experian 30.05.2018.)

(2) The current rent is £80,000 per annum rising to £86,000 per annum on 21st September 2021. The Vendor will top up the rent to £86,000 per annum from completion until 21st September 2021 by way of a reduction in the purchase price.

(3) Terms have been agreed (subject to contract) for a 10 year lease extension at £19,000 per annum with a rent review on 25th December 2025.

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 Louise Conroy, Burness Paull LLP. Tel: 0141 273 6759 e-mail: louise.conroy@burnesspaull.com

Rutherglen

**96-102 Main Street
(B768)
Glasgow
G73 2HZ**

- **Heritable Supermarket and Leisure Investment**
- Comprising a total of 1,501.7 sq m (16,165 sq ft)
- Ground floor let to Iceland Foods Limited on a new lease expiring in 2026
- Rutherglen Rail Station and the M74 Motorway (Junction 2) nearby
- Terms agreed for a 10 year lease extension, subject to contract (3)
- Total Current Rent Reserved
£100,000 pa⁽²⁾⁽³⁾

21ST SEPTEMBER COMPLETION

