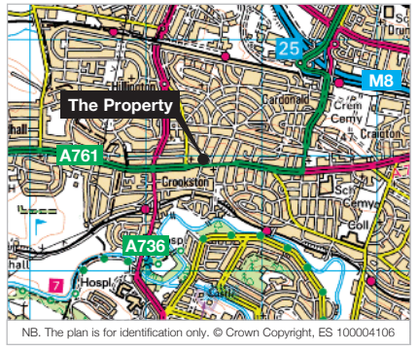
Glasgow

2210 Paisley Road West
Lanarkshire
G52 3SJ

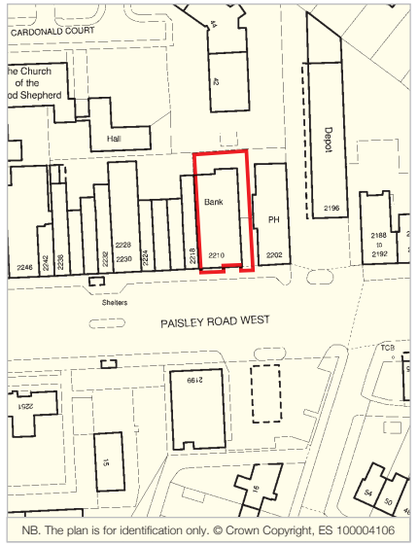
- **Freehold Bank Investment**
- Comprising a total of 273.5 sq m (2,944 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no break)
- Favourable alienation provisions within the lease
- Well located in commuter suburb opposite Tesco Express and Esso
- Rent Review 2021
- Current Rent Reserved

£37,000 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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. Cardonald is a suburban commuter village on Glasgow's outskirts.
The property is situated on the northern side of Paisley Road West, which acts as the main thoroughfare off Junction 25 of the M8 Motorway from Glasgow.
Occupiers close by include Tesco Express, Esso (both opposite), Paddy Power, William Hill, Kwik Fit and Yorkshire Building Society.

Description
The property is arranged on ground floor only to provide a banking hall with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

Ground Floor	**273.5 sq m**	**(2,944 sq ft)**

Tenancy
The entire property is at present let to BANK OF SCOTLAND PLC for a term of 15 years from 15th November 2016 at a current rent of £37,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Alienation Provisions
The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

Tenant Information
The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.
Website: www.bankofscotland.co.uk

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 24th January. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 43 Glasgow**.

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 Ms C Dewar, Brodies LLP. Tel: 0131 656 0066 e-mail: clare.dewar@brodies.com