



Tenure
Freehold.

Location
Bellshill is located in central Scotland approximately 2 miles north of Motherwell and 10 miles south-east of Glasgow city centre. Glasgow is Scotland's major commercial centre with a resident population of some 750,000. Glasgow benefits from an International Airport and is served by the M8 motorway which runs through the city. Old Edinburgh Road lies approximately 1 mile from Bellshill town centre, close to the A725, giving convenient access to the M73 (Junction 1) and the M74 (Junction 5). The property is situated on Main Street, opposite its junction with Motherwell Road. Occupiers close by include Bank of Scotland, Cancer Research, Thomas Cook, Your Move, Lloyds Pharmacy, Ladbroke's, William Hill, Boots and Farmfoods.

Description
The property is arranged on ground floor only to provide a ground floor shop with staff accommodation to the rear. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:
Ground Floor **76.1 sq m** **(819 sq ft)**

Tenancy
The property will be let to OPTICAL EXPRESS LIMITED with a guarantee from DCM (Optical Holdings) Limited for a term of 15 years from completion at a rent of £45,000 per annum. The rent will be increased to £52,167 per annum at the fifth anniversary and £60,476 per annum at the tenth anniversary of the commencement of the lease. The lease contains full repairing and insuring covenants.

Tenant Information
Optical Express Limited were incorporated in 1995 and are one of the UK's leading eyecare providers. They are the number one provider of laser eye surgery in the UK and Europe and trade from over 100 locations throughout the UK.
Website Address: www.opticalexpress.co.uk

VAT
VAT is not 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.

Bellshill

201 Main Street Lanarkshire ML4 1AH

- **Freehold Shop Investment**
- To be entirely let to Optical Express Limited and guaranteed by DCM (Optical Holdings) Limited
- New 15 year lease from completion
- Adjacent to Bank of Scotland and opposite William Hill and Ladbroke's
- Fixed 3% pa compounded rental increases
- No VAT applicable
- Current Rent Reserved
£45,000 pa
Rising to £52,167 pa in 2019 & £60,476 in 2024

**SIX WEEK COMPLETION
AVAILABLE**

