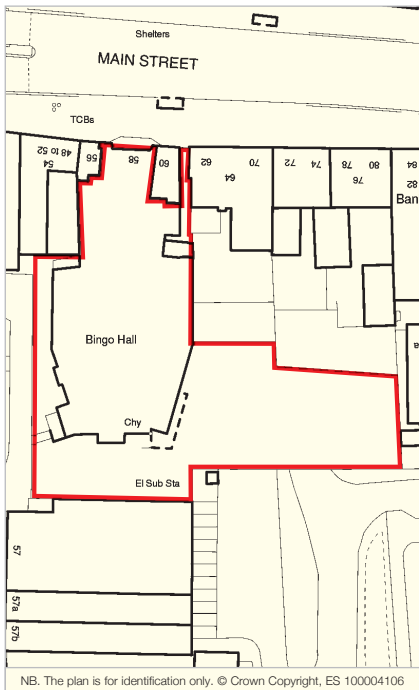


Glasgow
Mecca Bingo
60 Main Street
Rutherglen
G73 2HY

- **Heritable Leisure Investment**
- Grade C listed bingo hall totalling 2,138.71 sq m (23,020 sq ft)
- Entirely let to Mecca Bingo Ltd
- Lease expiring September 2021
- Option to renew the lease
- Future redevelopment opportunities
- Current Rent Reserved
£165,914 pa



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 on the south side of Main Street, a short distance to the west of the Rutherglen Shopping Centre and 0.4 miles south-west of Rutherglen Rail Station. Occupiers close by include RBS, Greggs, Ladbrokes, TSB, Boots and Nationwide.

Description
This Grade C listed property is arranged on ground and three upper floors. Formerly a cinema, the property now provides accommodation used as a bingo hall. The property benefits from a car park for up to some 27 vehicles and access to the rear.

The property provides the following accommodation and dimensions:

Above Upper Circle	59.49 sq m	(640 sq ft)
Upper Circle	332.94 sq m	(3,584 sq ft)
Lower Circle	484.43 sq m	(5,214 sq ft)
Ground Floor	1,261.85 sq m	(13,522 sq ft)
Total	2,138.71 sq m	(23,020 sq ft)

NB. Not inspected by Allsop. Measured floor areas provided by vendor.

Tenancy
The entire property is at present let to MECCA BINGO LTD for a term of approximately 15 years expiring 28th September 2021 at a current rent of £165,914 per annum. The lease repairing obligation is subject to a schedule of condition. The lease contains an option to extend, subject to the tenant giving not less than nine months' prior notice, and the term can be renewed for 5, 10 or 15 years at the tenant's option.

Tenancy Information
No. of Branches: Approximately 100.
Website Address: www.meccabingo.com
For the year ended 30th June 2016, Mecca Bingo Ltd reported a turnover of £209.5m, a pre-tax profit of £36.65m, shareholders' funds of £490.3m and a net worth of £486.3m. (Source: Experian 30.10.2017.)

Planning
The property may lend itself to a variety of alternative uses, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

VAT
VAT is applicable to this lot. Please see the Special Conditions of Sale.

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

Energy Performance Certificate
EPC Rating 76 Band E (Copy available on 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 Nick Ryden, Shepherd Wedderburn. Tel: 0131 473 5286 e-mail: nick.ryden@shepwedd.com
Joint Auctioneer S Raingold, Lewis & Partners. Tel: 0207 580 4333 e-mail: stephenraingold@lewisandpartners.com

