

LOT 152

Glasgow

1061 Shettleston Road Lanarkshire G32 7PE

- **Heritable Betting Office Investment**
- **Let to Coral Racing Ltd until 2027 (no breaks)**
- **Minimum 2.5% pa compound uplift at review**
- **No VAT applicable**
- **Rent Review 2021**

SIX WEEK COMPLETION AVAILABLE

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.

Current Rent Reserved
£14,799 pa
rising to a minimum of
£16,743.71 per annum in
2021

The property is in the suburb of Shettleston, 3 miles east of the city centre on the north side of Shettleston Road, between its junctions with Chester Street and Etive Street. Occupiers close by include Boots, Co-op Supermarket and Greggs.

Description

The property is arranged on ground floor only to provide a ground floor lock-up shop unit.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 4")
Net Frontage	5.35 m	(17' 6")
Shop Depth	23.00 m	(75' 5")
Built Depth	23.30 m	(76' 5")
Ground Floor	154.20 sq m	(1,660 sq ft)

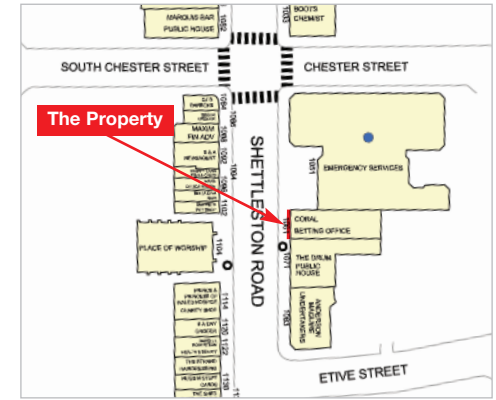
Seller's Solicitor

Andrew Thomson, Macgregor Thomson.
Tel: 01786 431745.
E-mail: athomson@macgregorthomson.co.uk



Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 (with option to extend) at a current rent of £14,799 per annum. The lease provides for a rent review in June 2021 to either a minimum of 2.5% per annum compounded or Open Market Rental Value. The rent will therefore rise to minimum of £16,743.71 per annum. The lease contains full repairing and insuring covenants. The tenant has applied for consent to assign the lease to Done Brothers (Cash Betting) Ltd.



Tenant Information

No. of Branches: 1,700 nationwide.
Website Address: www.coral.co.uk
For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: Experian 08.09.2016)

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.

LOT 153

Airdrie

6 & 8 High Street Lanarkshire ML6 0DT

- **Heritable Betting Office Investment**
- **Let to Coral Racing Ltd until 2027 (no breaks)**
- **Minimum 2.5% pa compound uplift at review**
- **No VAT applicable**
- **Rent Review 2021**

SIX WEEK COMPLETION AVAILABLE

Tenure
Heritable.

Location

Airdrie, with a population of some 45,000, lies 11 miles east of Glasgow and 2 miles north of the M8 Motorway (Junction 6). The property is situated on the north side of the High Street (A8010), at its junction with North Bridge Street and adjacent to Aldi. Other nearby occupiers include Boots, Greggs, Domino's and Aldi.

Current Rent Reserved
£14,029 pa
rising to a minimum of
£15,872.53 per annum in
2021

Description

The property is arranged on ground floor only to provide a ground floor lock-up betting office which forms part of a larger building.

The property provides the following accommodation and dimensions:

Gross Frontage	10.2 m	(33' 6")
Net Frontage	7.9 m	(25' 11")
Shop Depth	7.55 m	(24' 9")
Built Depth	11.65 m	(38' 3")
Ground Floor	91.2 sq m	(982 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 (with option to extend) at a current rent of £14,029 per annum. The lease provides for a rent review in March 2021 to either a minimum of 2.5% per annum compounded or Open Market Rental Value. The rent will therefore rise to a minimum of £15,872.53 per annum. The lease contains full repairing and insuring covenants.

Seller's Solicitor

Andrew Thomson, Macgregor Thomson.
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Tenant Information

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