

Ryden

RETAIL INVESTMENT

CLASS 1A
1,198 SQ FT (112 SQ M)



9 BOTHWELL
STREET
GLASGOW
G2 6NL

PROMINENT LOCATION

IN EXCESS OF 13 YEARS
UNEXPIRED TERM

RENTAL INCOME OF
£36,000 PER ANNUM

SEEKING OFFERS IN EXCESS
OF £420,000 (NIY OF 8.24%)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

Bothwell Street is an established retail destination within the heart of Glasgow's International Financial Services District and is a main arterial route leading from the M8 motorway to the city centre.

The subjects are situated in a prominent location close to the junction with Hope Street, the main bus route through the city centre from south to north.

Central Train Station is within a minutes' walk from the subjects and nearby occupiers include BAO, Akiko, Ladbrokes, Tesco Express, Caffe Nero, Sainsburys and the Grand Central Hotel.

DESCRIPTION

The subjects comprise a retail unit with Class 1A consent fitted for the sale of hot food for consumption on and off the premises. There is a ground floor sales area with a kitchen and function suite to the rear and ancillary accommodation within the basement.

ACCOMMODATION

The subjects have the following approximate areas:-

	SQ FT	SQ M
GROUND FLOOR	770	72
BASEMENT	428	40
TOTAL	1,198	112



**GLASGOW
CENTRAL TRAIN
STATION WITHIN
A MINUTES' WALK
AND EXCELLENT
BUS ROUTES
NEARBY**



TENANCY

The property is let to Bothwell Express Limited (Company No. SC765599) for a term of 15 years from 30th October 2023, expiring 29th October 2038. The passing rental is £36,000 per annum and is subject to 5 yearly upward only rent reviews to open market value.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £31,250.

The current UBR (2024/2025) for properties with an RV under £51,000 is £0.49. Therefore, rates payable will be in the order of £15,562 excluding water & sewerage.

EPC

Available upon request.

TENURE

The premises are held on a heritable basis (Scottish equivalent of freehold).

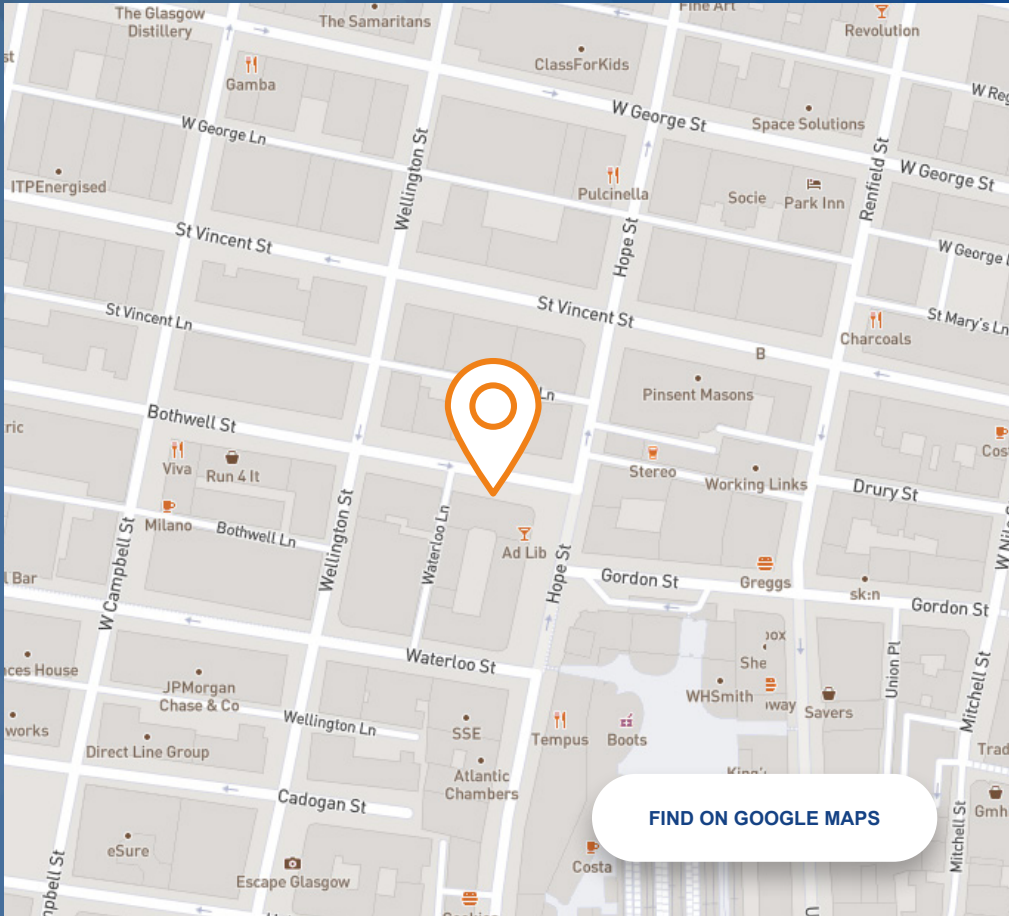
PROPOSAL

We are instructed to seek offers in excess of £420,000 for our clients heritable interest which shows an attractive NIY of 8.24% assuming purchaser's costs at 4.06%.

VAT

The sale of the property will be subject to VAT. We would however anticipate the transaction will be dealt with by way of a transfer of a going concern (TOGC).





GET IN TOUCH

Please get in touch with our selling agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2024**



Designed by thefifthhouse.co.uk



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FOR SALE

INVESTMENT (CLASS 1A)