



Attractive City Centre Burger King Investment

Let to BKUK Devco Ltd t/a Burger King

Rent: £37,000pa rising to £39,000pa in 2025.

Expiry: 18th December 2032

Price: Offers over £465,000 are sought

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on the east side of St Georges Road at its junction with Sauchiehall in Charing Cross in Glasgow's city centre. The immediate area is the city's hub for bars, restaurants, evening entertainment along with high demand for residential accommodation. The area benefits from high volumes of passing pedestrian and vehicular traffic along with excellent public transport links with Charing Cross train station and a number of bus stops in close proximity.

Nearby occupiers include Driftwood, Subway, Tinderbox, Optimax Eye Clinic, KFC and Ladbrokes.

Accommodation

The subjects form the ground and basement floors of a larger 5 storey building of stone construction. The property benefits from a large extensive glazed frontage.

Internally the unit is fitted out to Burger King's standard high specification. The ground floor provides a main customer area with sitting and customer WC's. The basement is used for storage accommodation, staff/office facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,738 sq ft / 161.5 sqm

Basement: 1,099 sq ft / 102.1 sqm

Tenancy

The subjects are let to BKUK Devco Ltd t/a Burger King on a full repairing and insuring lease. The passing rent is £37,000 per annum rising to £39,000pa in 2025 with a lease expiry on 18th December 2032. There is a tenant break option on the 19th December 2027. There will be an open market rent review on the 5th anniversary.

Price

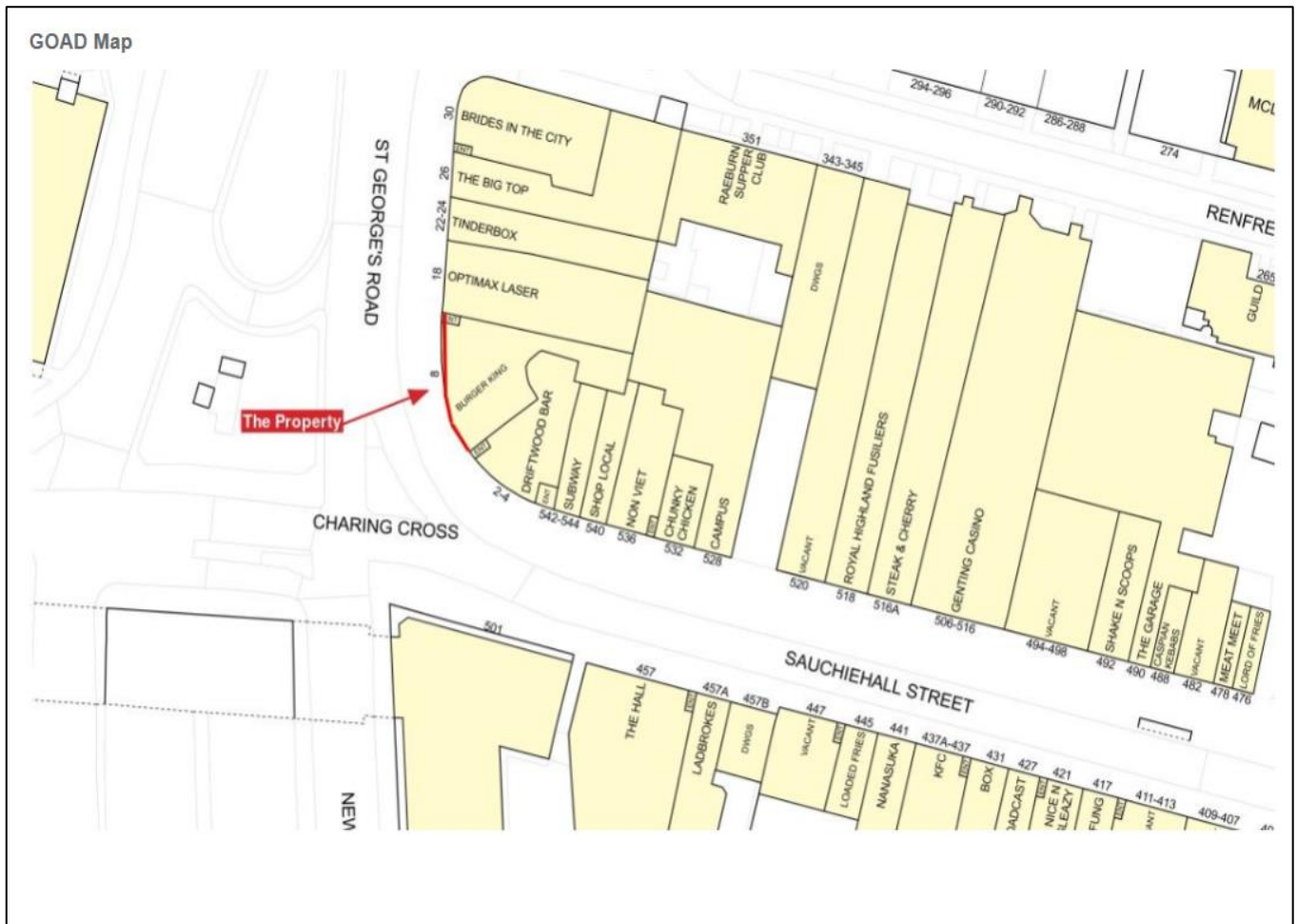
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EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

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