



Attractive City Centre Investment
Let to Ladbrokes Betting and Gaming Ltd
New 10 year extension until 27th August 2035
Rent: £60,160 pa
Fixed uplift to £64,500pa in August 2025
FRI lease
Offers over £825,000 are invited

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 location on Gordon Street in the heart of the city centre and is situated opposite Central Station and the Grand Central Hotel. The premises therefore is ideally located to take advantage of the daily passing commuter trade.

Nearby occupiers include Tesco, Sainsburys, Greggs, William Hill, Betfred, Sexy Coffee and Caffe Nero.

Accommodation

The premises comprise a double fronted retail premises arranged over ground and basement floors within a 6 storey red sandstone building.

Internally the property offers open plan retailing space decorated to a high standard in the tenants' corporate specifications. Access to the basement is gained via an enclosed staircase to the rear of the demise, providing stores, staff tea prep and staff w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 718 sq ft / 66.74 sqm
Basement: 1,085 sq ft / 100.77 sqm

Tenancy

Let to Ladbrokes Betting & Gaming Ltd with a new 10 year extension agreed until 27th August 2035 on a FRI lease with a tenant break option on 28th August 2030. The passing rent is £60,160pa with a fixed uplift to £64,500pa on 28th August 2025. There is a rent review on the 28th August 2030 to OMV.

Price

Offers in excess of £825,000 are invited.

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

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