



BRITTON
PROPERTY

Investment For Sale

Unit 2, 104-110 Sauchiehall Street
Glasgow G2 3DE



Prime City Centre Popeyes Investment FRI Lease

Rent: £85,000 pa

Expiry: 6th May 2044

Price: On application

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 100% prime location on the north side of the pedestrianised section of Sauchiehall Street.

Nearby occupiers include Savers, Chopstix, McDonalds, Jollibee, Blacksheep, Starbucks, Mountain Warehouse and Kokoro.

Accommodation

The premises comprise a double fronted retail premises arranged over ground, first and second floors within a 3 storey blonde sandstone building.

The ground floor is fitted out to the tenant's standard specification.

The premises extend to the following approximate areas:

Ground Floor: 2,347 sq ft / 218.03 sqm
First: 2,127 sq ft / 197.56 sqm
Second: 2,259 sq ft / 209.88 sqm

Tenancy

The property is held on a full repairing and insuring lease with a schedule of condition on the following terms –

Tenant: PLK Investment (1) td Ltd t/a Popeyes Louisiana Chicken
Expiry: 6th May 2044
Tenant Break Options: May 29 / May 34 / May 39
Rent Reviews: 5 yearly to OMV
Passing Rent: £85,000pa

Price

On application

EPC

On application

Legal Costs

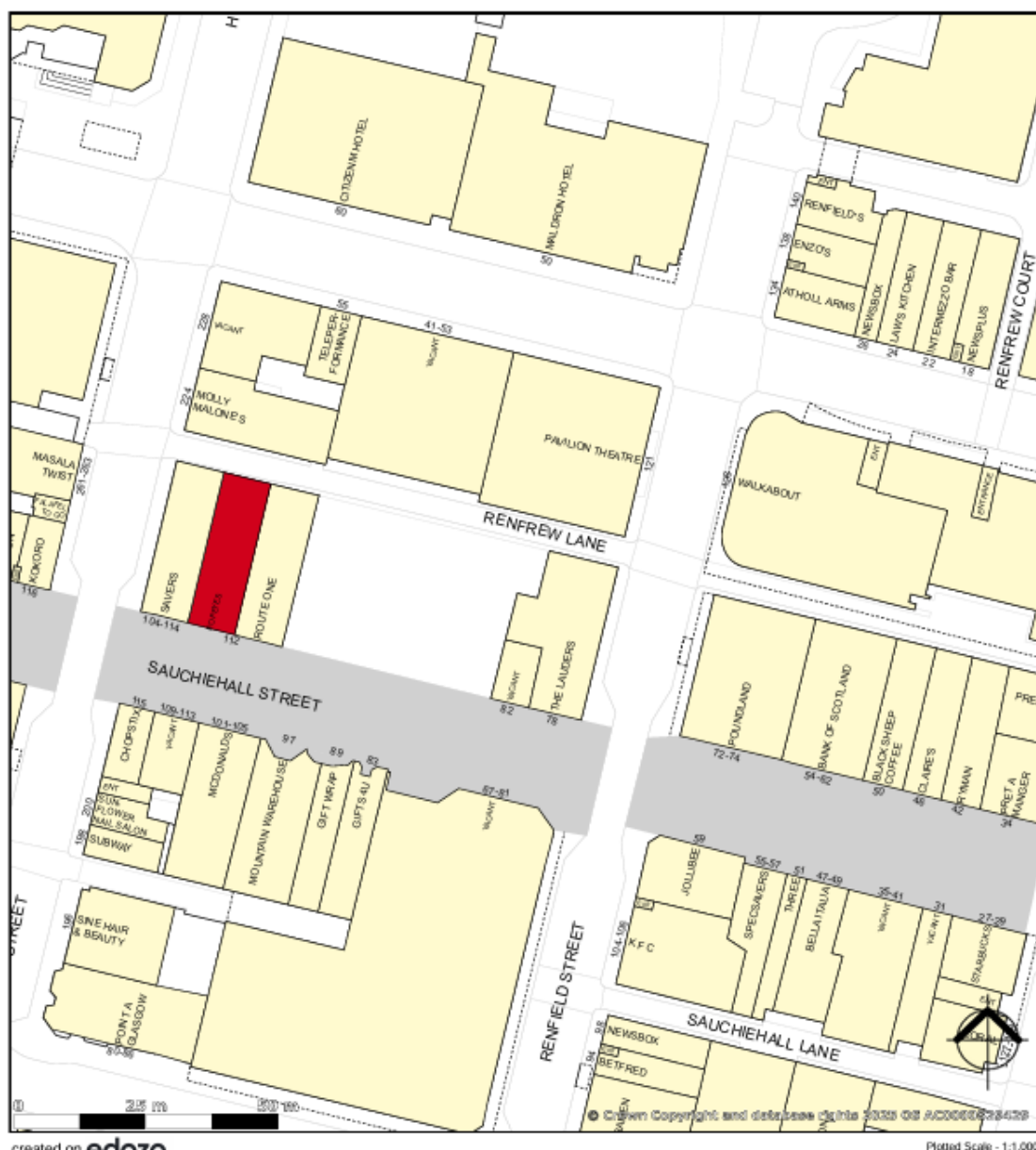
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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Viewing strictly by appointment with -

BRITTON PROPERTY

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Important Notice

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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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