BRITTON PROPERTY

Investment For Sale

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



Prime City Centre Investment
Let to Savers Health & Beauty Ltd on FRI Lease
Rent: £120,000 pa
Expiry: 3rd July 2029
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 Popeyes, 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: 2,391 sq ft / 222.09 sqm
First: 1,868 sq ft / 173.57 sqm
Second: 1,992 sq ft / 185.03 sq m

Tenancy

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

Tenant: Savers Health & Beauty Ltd
Expiry: 3rd July 2029
Passing Rent: £120,000pa

Savers Health & Beauty Ltd operate 522 stores throughout the UK, employing over 5,000 staff.. For their financial year ending 2023, the business reported an annual turnover of £754m.

Price

On application

EPC

On application

Legal Costs

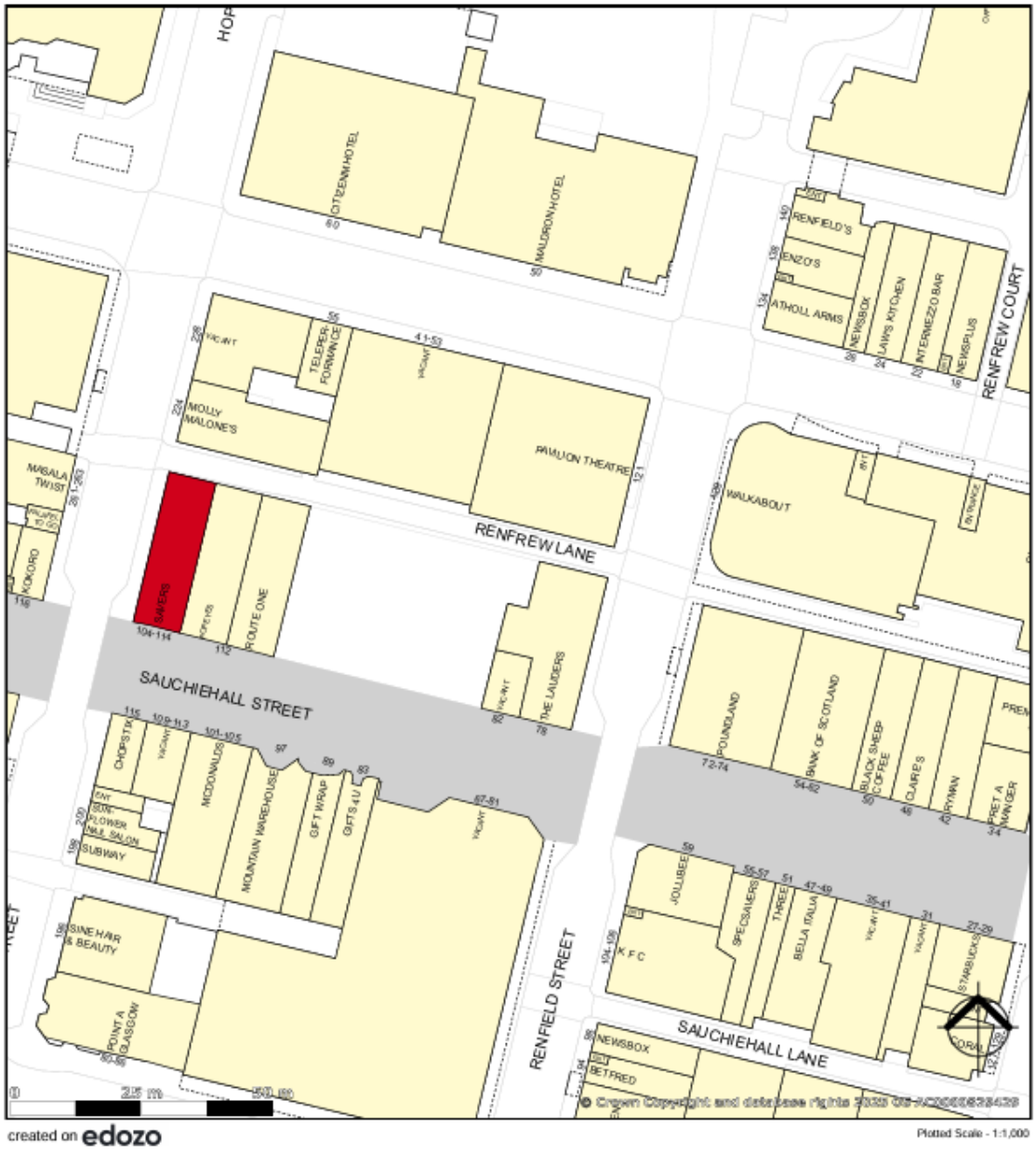
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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Viewing strictly by appointment with -

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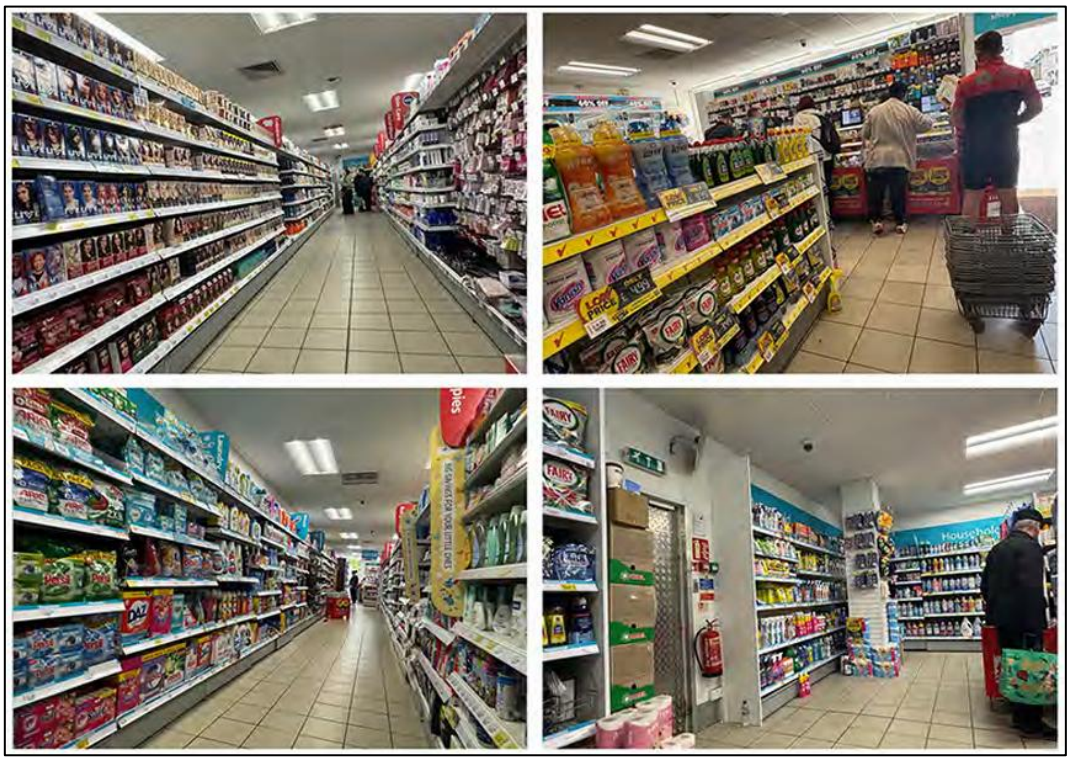
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