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 sq m

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

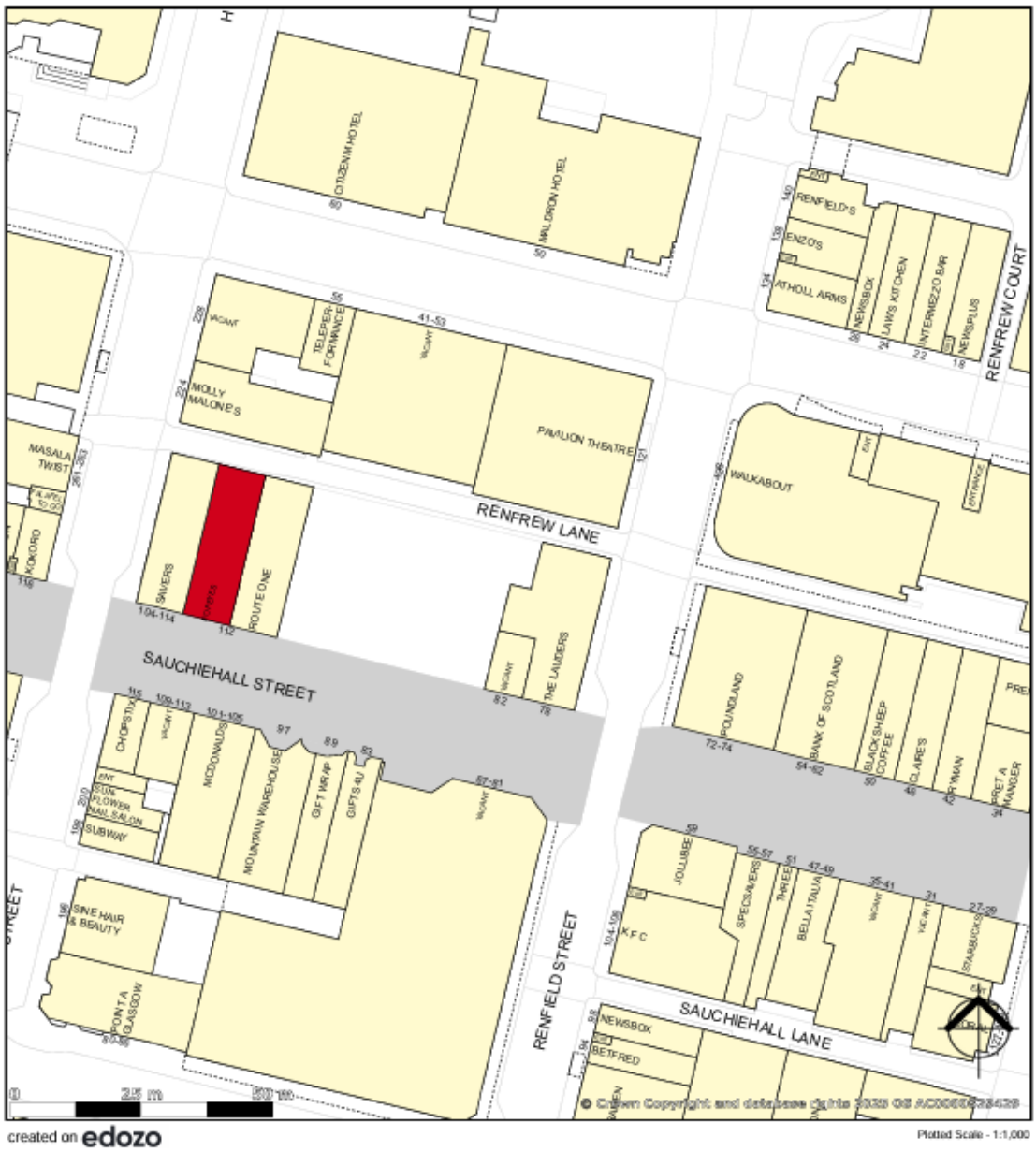
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

T. 07990 505 421 andrew@brittonproperty.co.uk brittonproperty.co.uk

BRITTON PROPERTY

Investment For Sale

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



Viewing strictly by appointment with -

BRITTON PROPERTY
Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

Important Notice

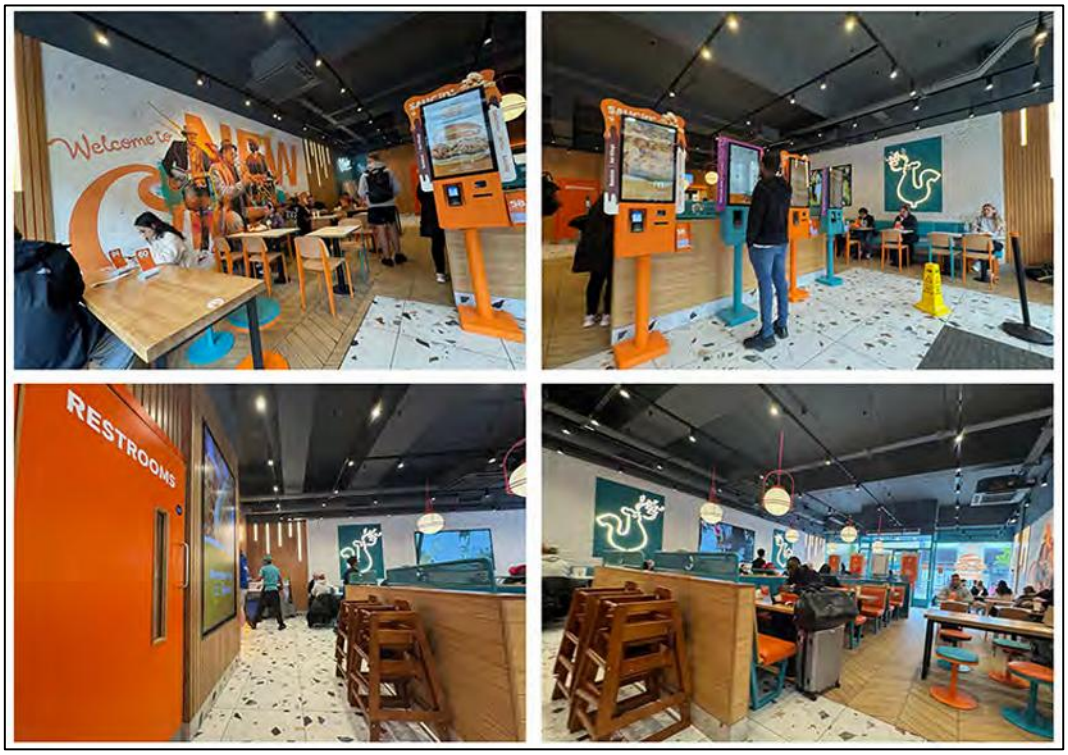
BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

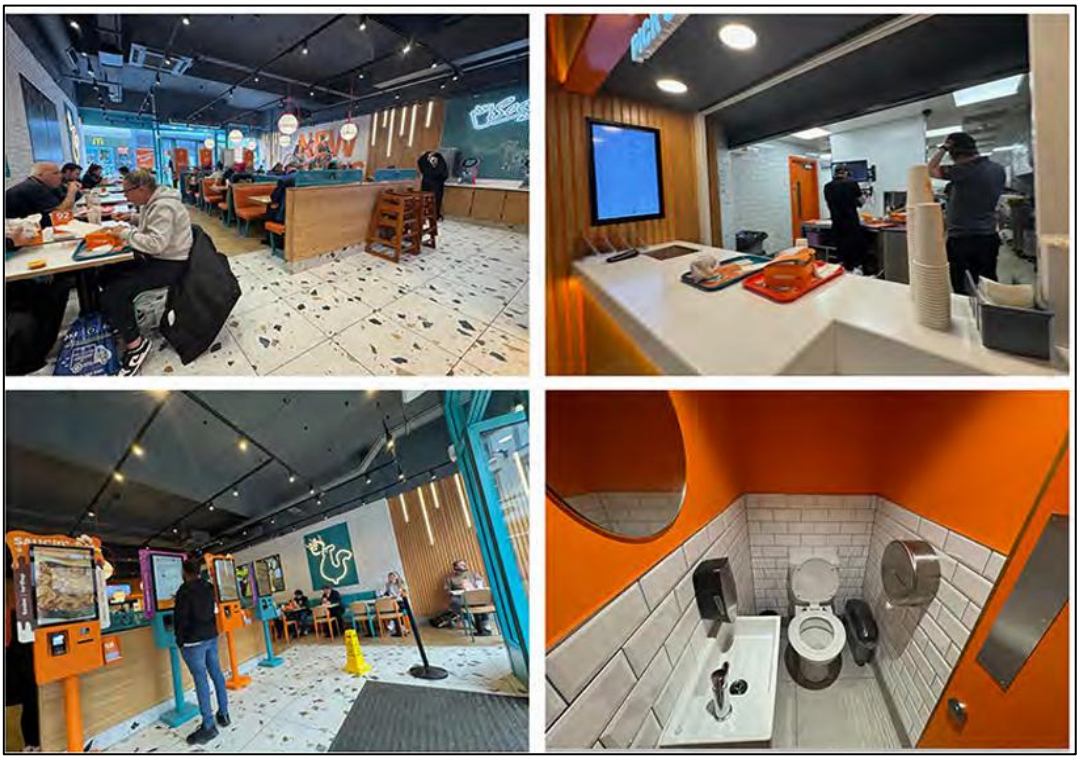
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment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

BRITTON
PROPERTY

Investment For Sale

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





T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk