

FOR SALE

ATTRACTIVE HIGH YIELDING RETAIL INVESTMENT



96/102 MAIN STREET, RUTHERGLEN G73 2HZ

JH CAMPBELL
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LOCATION

Rutherglen is a busy suburb of Glasgow located circa 5 miles to the south east of the City Centre and has a resident population of circa 35,000 persons.

The unit is prominently situated on the south side of the Main Street with nearby occupiers including Rutherglen Shopping Centre, Royal Bank of Scotland, RS McColl's, Ladbroke's, Greggs and a number of other multiple and local retailers.

DESCRIPTION

The property comprises a two storey building with the ground floor given over to retail use and the first floor currently trading as a licensed pool hall.

AREAS & DIMENSIONS

From our measured inspection we would confirm the property extends to:

| | | |
|------------------|-------------|-------------|
| Gross Frontage | 38' 2" | 11.60 m |
| Net Frontage | 36' 6" | 11.12 m |
| Shop Depth | 201' 5" | 61.39 m |
| Ground Floor NIA | 8,512 sq.ft | 790.85 sq.m |
| First Floor NIA | 7,775 sq.ft | 722.32 sq.m |

TENANCY DETAILS

The property is leased to Iceland Frozen Foods Ltd for a term that expires on the 28th December 2020.

The passing rental is £94,000pa. The first floor has been sub-let to Harleys Sky Bar. Leasehold documentation is available on request.

EPC

The subjects have an EPC rating of 'F'.

PROPOSAL

We are instructed to seek offers in the region of £925,000 (Nine Hundred and Twenty Five Thousand Pounds Sterling) exclusive of VAT for our clients feuhold interest subject to and with the benefit of the existing lease . This shows an attractive Net Initial Yield of 9.65%.

VAT

All terms are quoted net of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.



ENQUIRIES

Viewing & further information available by contacting the joint agents.

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