

RETAIL INVESTMENT FOR SALE



HIGH YIELDING INVESTMENT OPPORTUNITY

LET TO CCHG LTD T/A VAPORIZED UNTIL 2ND JUNE 2020

**EXCELLENT LOCATION DIRECTLY OPPOSITE RUTHERGLEN EXCHANGE
SHOPPING CENTRE**

OFFERS OVER £235,000 ARE INVITED SHOWING AN ATTRACTIVE NIY OF 9.51%

**175 MAIN STREET
RUTHERGLEN
GLASGOW G73 2HF**

t: 0131 243 7288 m: 07801 852225

LOCATION

Rutherglen comprises a busy suburb of Glasgow, situated circa 4 miles south east of the City Centre and has a resident population of approximately 35,000 people plus a significant immediate catchment.

The subjects occupy a prominent trading position on the north side of Main Street, directly opposite Rutherglen Exchange Shopping Centre, within the heart of the main retail pitch. Neighbouring occupiers include Co-Op Food, Ladbroke's, Savers, Greggs, Poundland, Boots, Home Bargains, Peacocks etc plus a number of well established local traders.

DESCRIPTION

The premises form the ground & basement floors of a two storey mid terraced stone building under a pitched and slated roof, with a single storey rear extension under a flat felt roof.

The tenant has fitted out the property in their standard corporate style which also includes an ATM machine as part of the frontage. The ATM provides additional income to the tenant.

ACCOMMODATION

We understand the subjects provide the following approximate areas:-

Ground Floor (Sales/Staff)	85.10sqm	916sqft
Basement (Storage)	64.01sqm	689sqft
TOTAL	149.11sqm	1,605sqft
ITZA	77.76sqm	837sqft

TENANCY DETAILS

The property is let to CCHG Ltd t/a Vaporized on a 5 year full repairing & insuring lease expiring 2nd June 2020. Lease documentation is available on request.

The passing rental is £23,000 per annum exclusive of VAT, which reflects a Zone A of £27.48 psf. Rent is paid half yearly in advance on 3rd March & 3rd September.

COVENANT

CCHG Ltd was established in January 2012 and has grown over the last 6 years now having over 110 company & franchised shops throughout the UK, trading as Vaporized, and with a continuing expansion programme planned.

CCHG Ltd [Registered Company No: SC415497] have a Dun & Bradstreet rating of 2A2 reporting shareholders funds & tangible net worth of £3.65m, for the year ending 31st December 2016.

A copy of the Dun & Bradstreet Report is available on request.

PROPOSAL

We are instructed to invite offers in excess of **£235,000 [Two Hundred and Thirty Five Thousand Pounds]** exclusive of VAT for our clients heritable interest, subject to and with the benefit of the existing lease in place.

This shows an attractive Net Initial Yield of 9.51%, after allowing for purchaser's costs of 2.89%.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

The sale of the property will be subject to VAT. We would however anticipate that the transaction may be dealt with by way of a Transfer of a Going Concern [TOGC].

LEGAL COSTS

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

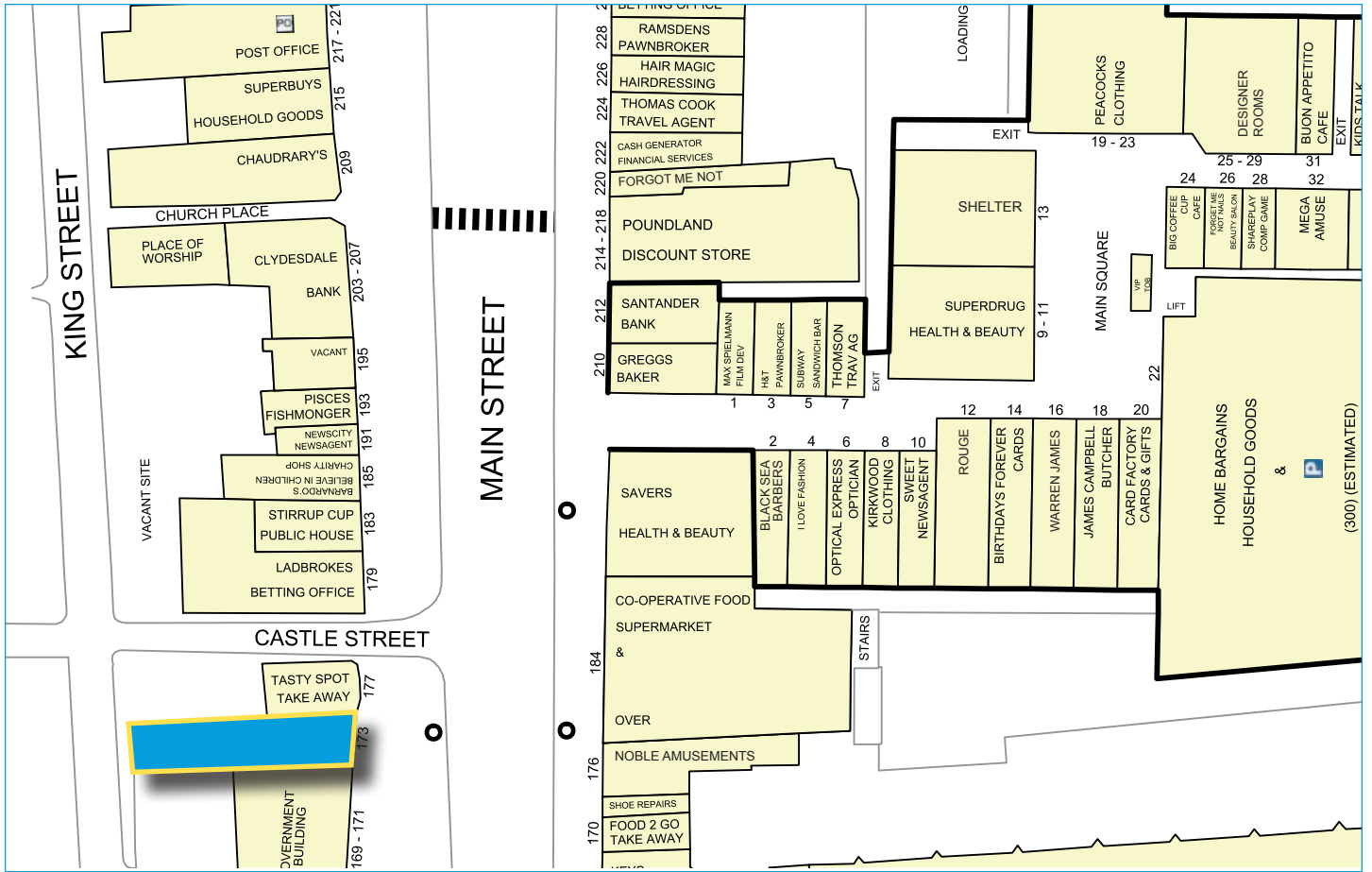
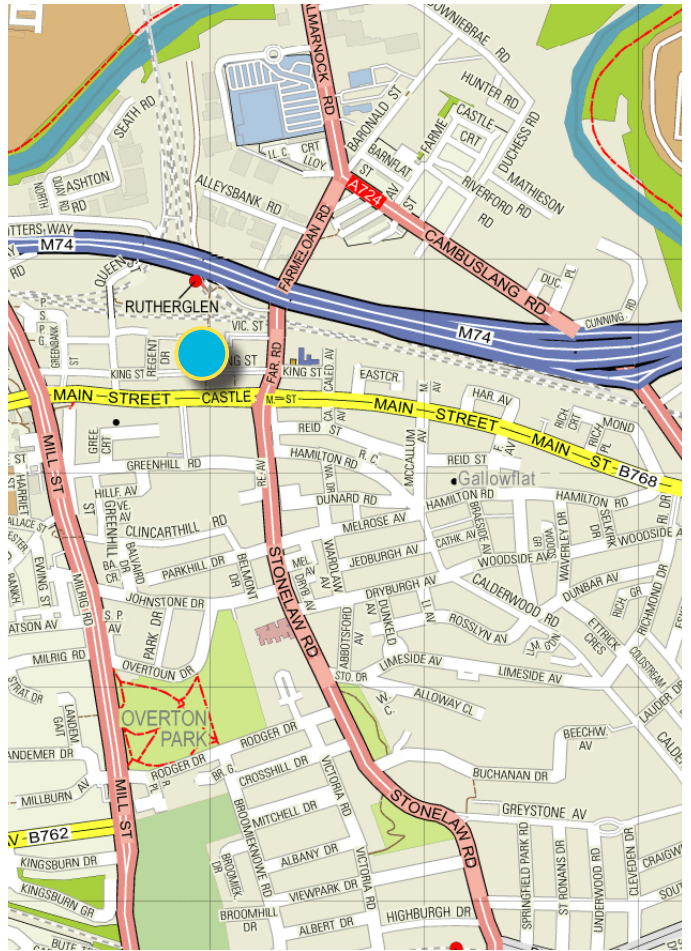
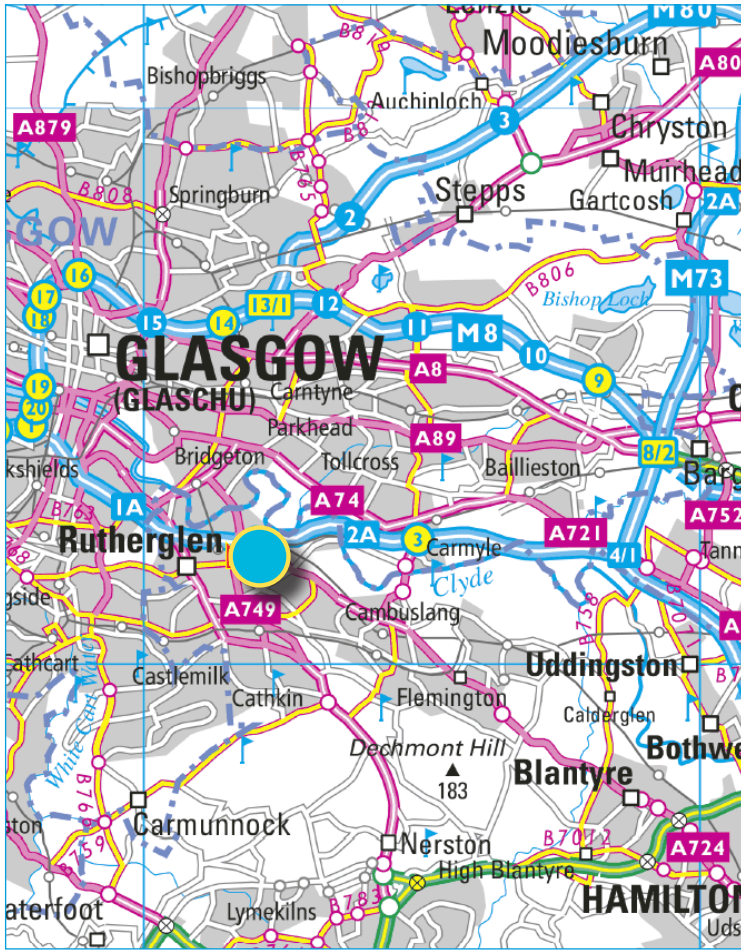
ENQUIRIES

Viewing & further information available by contacting the selling agent:-



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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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