



# Leisure Investment For Sale

Lower Ground Floor Retail & Leisure Unit  
61 Bath Street, Glasgow G2 2DG

## Key points

- **Opportunity to purchase a well-located city centre leisure investment**
- **Established retail & leisure location within close proximity to Buchanan and Sauchiehall Street**
- **Let in its entirety to Vikram Foods Glasgow Ltd t/a Rishi's Indian Cuisine**
- **Tenant has traded from the premises since 2012**
- **15-year lease expiring on 27<sup>th</sup> May 2032 with a tenant only break option on 27<sup>th</sup> May 2027**
- **Total passing rent is £55,000 per annum reflecting a rate of £14.60 psf**
- **Attractive capital rate of £133 psf**
- **Heritable interest (Scottish equivalent to English Freehold)**

## Location

The property is situated on the south of Bath Street, between Renfield Street and Hope Street. It is within a short walking distance to Glasgow Queen Street station and Buchanan Street Subway/ Bus station.

The area has seen sustained investment with new office / hotel / student developments and public realm works on Sauchiehall Street creating great accessibility to the city centre. The unit benefits from year-round footfall with its close proximity to Buchanan Street and Sauchiehall Street.

## Accommodation

The property has been measured in accordance with RICS Code of Measuring practice (7<sup>th</sup> edition) and provides the following GIA 3,768 sq. ft.

## Description

The unit is on the lower ground of a 5-storey building of stone construction, with dedicated access from Bath Street. The premises has been heavily furnished to the tenant's specification who recently undertook an extensive refurbishment programme.

## Tenancy

Currently let to Rishi's Indian Cuisine at an annual rent of £55,000 per annum reflecting a rate of £14.60 psf.

Rishi's is an established Indian restaurant with premises in 4 of the major cities in Scotland. The business has a strong reputation in the country having won various food awards in recent years and has been trading from 61 Bath Street since 2012.

## EPC

A copy of the certificate and recommendation report can be made available on request.

## VAT

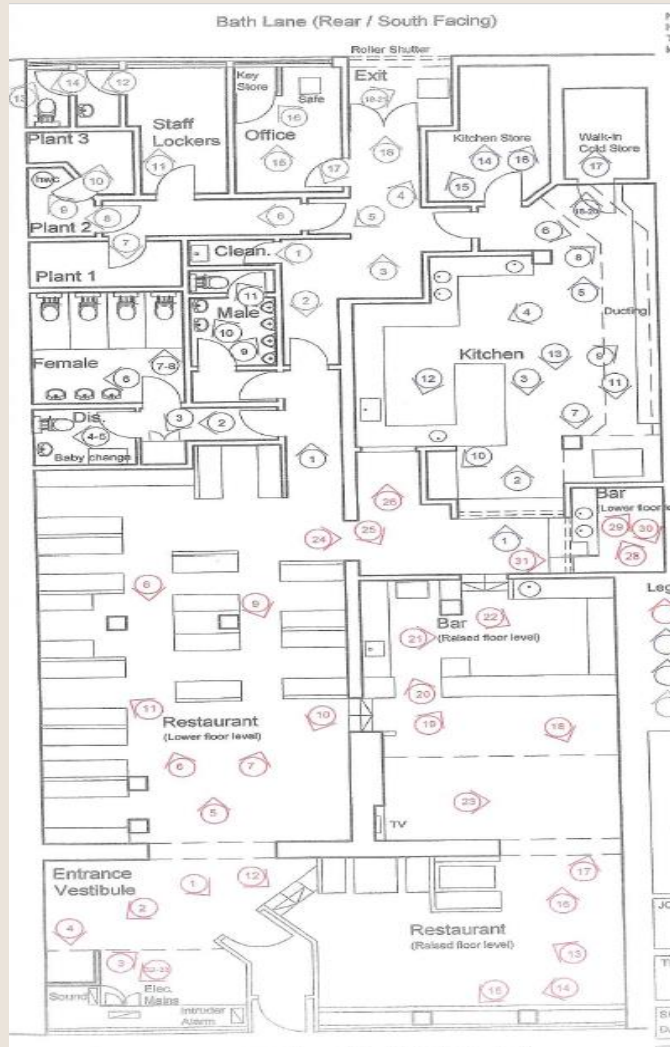
The property is not registered for VAT.

## Sale Terms

**We are instructed to seek offers in excess of £500,000 exclusive of VAT for Heritable Interest.**

**A purchase at this level reflects an attractive Net Initial Yield of 10.53% and a capital rate of £133 Psf.**

# Floor Plan



## Key contacts

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

James Couper

0141 566 6021

07815 465564

[james.couper@knightfrank.com](mailto:james.couper@knightfrank.com)

Douglas Binnie

0141 566 0885

07775 561334

[douglas.binnie@knightfrank.com](mailto:douglas.binnie@knightfrank.com)

[knightfrank.co.uk](http://knightfrank.co.uk)

**MISREPRESENTATION ACT:** Knight Frank LLP give notice to anyone who may read these particulars as follows: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. January 2024

Your partners in property



