

245-247 MAIN STREET, BELLSHILL, ML4 1AJ



TOWN CENTRE BOOTS INVESTMENT



- Highly Visible Location
- Established Trading Location
- Ground & 1st Floor
- Held on F.R.I Lease
- Boots Pharmacy
- Lease Extended to October 2024
- Passing Rent: £24,400p.a.x
- Price: £345,000

LOCATION

The property is located on Main Street, Bellshill and occupies a highly visible position. The property's position benefits from a considerable amount of passing vehicle traffic with Bellshill being easily accessible via the Glasgow motorway network. Bellshill benefits from good public transport links and is located approximately 13 miles south east of Glasgow's city centre. Nearby occupiers are largely national and include; Semi Chem, Poundstretcher and Coral.

PROPERTY

The property comprises a mid terraced commercial unit formed over ground and first floor within a larger 2 storey commercial development surmounted by a flat roof with rear access via a common yard to the rear. The property benefits from a substantial frontage of aluminium framed and glazed construction with partially recessed double entrance door of aluminium framed and glazed construction secured by full width aluminium roller shutter.

Internally, the property is fitted out in accordance with the tenants corporate specifications with floors overlaid by commercial linoleum, lighting is provided by way of L.E.D. strips recessed within the acoustic tile ceiling with heating and cooling provided by way of ceiling mounted air conditioning units.

Partitions have been erected at the rear of the property to mask rear door access along with the staircase leading to the upper floor and storage. The first floor of the demise provides staff tea prep and w.c. facilities, office and stores.

AREA

The property has been calculated to extend to the following floor area:

Ground: 178.8sqm (1,925sq ft)
1st: 92.9sqm (1,000sq ft)
Total: 271.7sqm (2,925sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Boots UK Ltd
Expiry: 2nd October 2024 (Extended)
Passing Rent: £24,400p.a.x.
Tenant In Situ Since 2009





PRICE

The property is available on a freehold basis for £345,000

V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be treated as a transfer of a going concern.

TITLE & LEASE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.