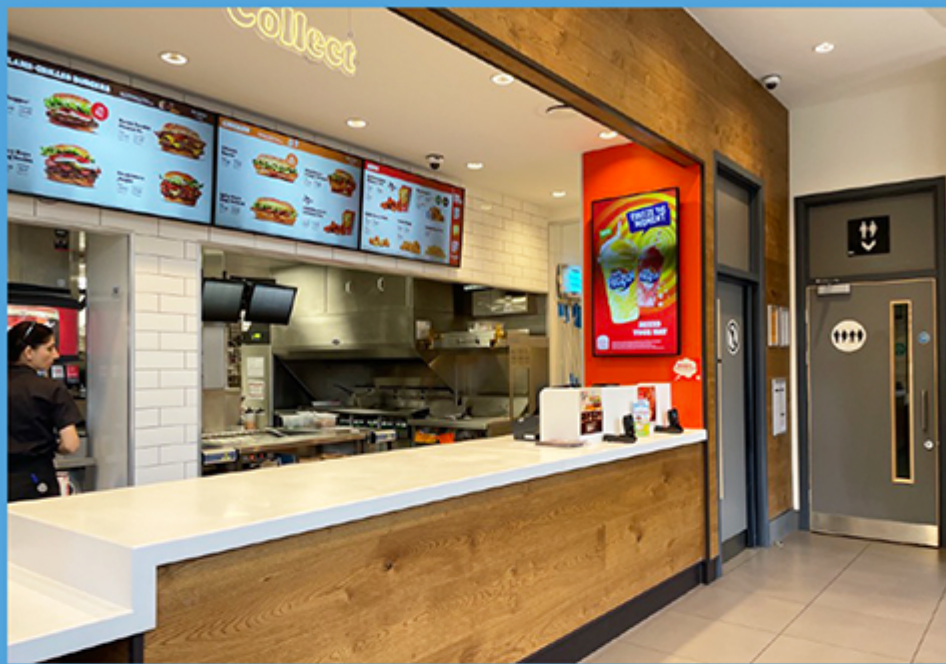


8-10 ST GEORGES ROAD, CHARING CROSS, GLASGOW, G3 6UJ



CITY CENTRE BURGER KING INVESTMENT



- Prominent Corner Position
- Ground & Bsm Floor
- 2,837sq ft
- Held on FRI Lease
- Let to Burger King
- Expiry: December 2032
- Passing Rent: £37,000p.a with fixed increase in 2025 to £39,000p.a
- Sale: P.O.A

LOCATION

The property is situated on the east side of St Georges Road at its junction with Sauchiehall Street in Charing Cross in Glasgow's city centre. Situated on Glasgow's "Golden Z" shopping district, the area is the city's hub for bars, restaurants, evening entertainment along with high demand for residential accommodation. The area benefits from high volumes of passing pedestrian and vehicular traffic along with excellent public transport links with Charing Cross train station and a plethora of bus stops in close proximity.

Neighbouring occupiers include Driftwood, Subway, Tinderbox, Optimax Eye Clinic and Newton House Luxury Student Accommodation.

PROPERTY

The property comprises a prominent mid terraced commercial unit set within a larger 5 storey traditional tenemental building of sandstone construction, formed over ground floor and basement. The space offers multiple display windows facing oncoming traffic from the M8 motorway, Sauchiehall Street and St Georges Road. Access is gained via a double, aluminium framed and glazed door with fire escapes situated at both ends of the demise.

Internally the property offers a main customer servery with tiled floors and suspended L.E.D spots. The space has been partitioned to offer front customer area with main counter and large kitchen to the rear with extraction and canopy. There are customer w.c facilities at ground floor.

The basement, which is accessible via 2 staircases at either side of the demise, offers large stores, w.c facilities, staff room and office. The space has been fitted out to a high standard in accordance with Burger King's corporate requirements

LEASE SUMMARY

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

Tenant: BKUK Devco Ltd
 Expiry: 18th December 2032
 Review & Break: 19th December 2027
 Passing Rent: £37,000p.a with a fixed increase in 2025 to £39,000p.a
 Tenant Info: BKUK Devco is a trading subsidiary of BKUK Group Limited who operate 266 trading restaurants throughout England, Scotland and Wales and are currently expanding throughout the country with a target of over 700 by 2026

AREA

The property has been measured on a net internal floor area basis and calculated to extend to the following:

Ground: 161.5sqm (1,738sq ft)
 Basement: 102.1sqm (1,099sq ft)
 Total: 263.6sqm (2,837sq ft)





SALE

Price on request

V.A.T

Figures quoted are exclusive of V.A.T

E.P.C

Available on request

TITLE & LEASE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a trading business 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.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



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.