

Glasgow - 74 Main Street, Cambuslang G72 7EP
Freehold Takeaway Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Takeaway Investment



Investment Consideration:

- Purchase Price: £175,000
- Gross Initial Yield: 9.51%
- Rental Income: £16,640 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor takeaway shop
- Heritable investment. Scottish equivalent to freehold.
- Let until 2046. No breaks. Rent review every 5 years. Tenant in occupation for 15+ years.
- Nearby occupiers include Costa Coffee, Londis, Betfred, Nisa Local, Post Office and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 74 (Ground Floor)	Ground Floor: 40 sq m (430 sq ft) Open plan takeaway, kitchen, store, wc	Individual	25 Years from 22 January 2021	£16,640	Note 1: FRI Note 2: Rent review every 5 years open market upward only Note 3: No breaks Note 4: Deposit held of £4,160 Note 5: Lease renewal. Tenant in occupation for 15+ years
Total				£16,640	

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Property Description:

Comprises mid-terrace ground floor takeaway, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

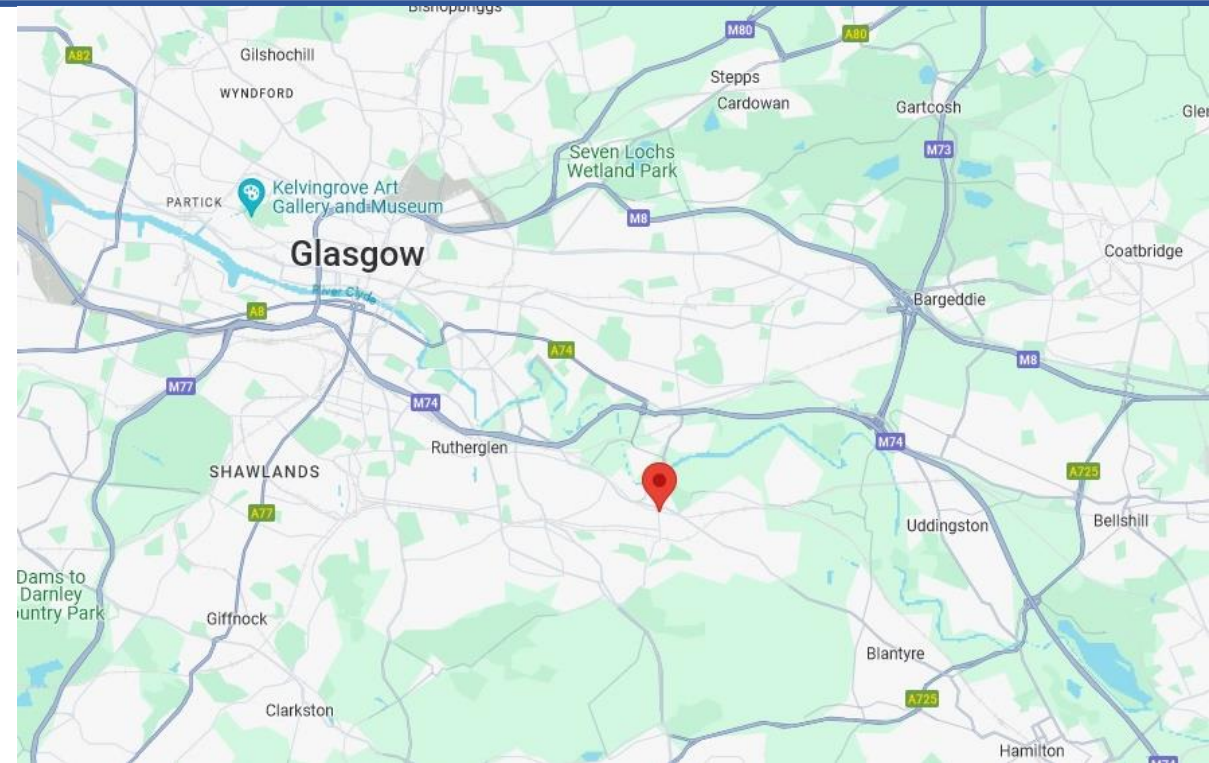
Open plan takeaway, kitchen, store, wc

Tenancy:

The property is at present let to an Individual for a term of 25 years from 22nd January 2021 at a current rent of £16,640 per annum and the lease contains full repairing and insuring covenants. Rent review every 5 years open market upward only. No breaks. Deposit held of £4,160. Lease renewal. Tenant in occupation for 15+ years.

Location:

Cambuslang is a suburb of Glasgow and is located in the South Lanarkshire district lying 5 miles south-east of the City Centre. The town has a population in the region of 25,000 people and is well served by road, rail and public transport networks. Main Street is the main thoroughfare running through Cambuslang town centre and an established commercial trading location, with the subjects occupying a prominent position. The surrounding area is mixed commercial and residential in nature. Occupiers nearby include Costa Coffee, Londis, Betfred, Post Office and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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