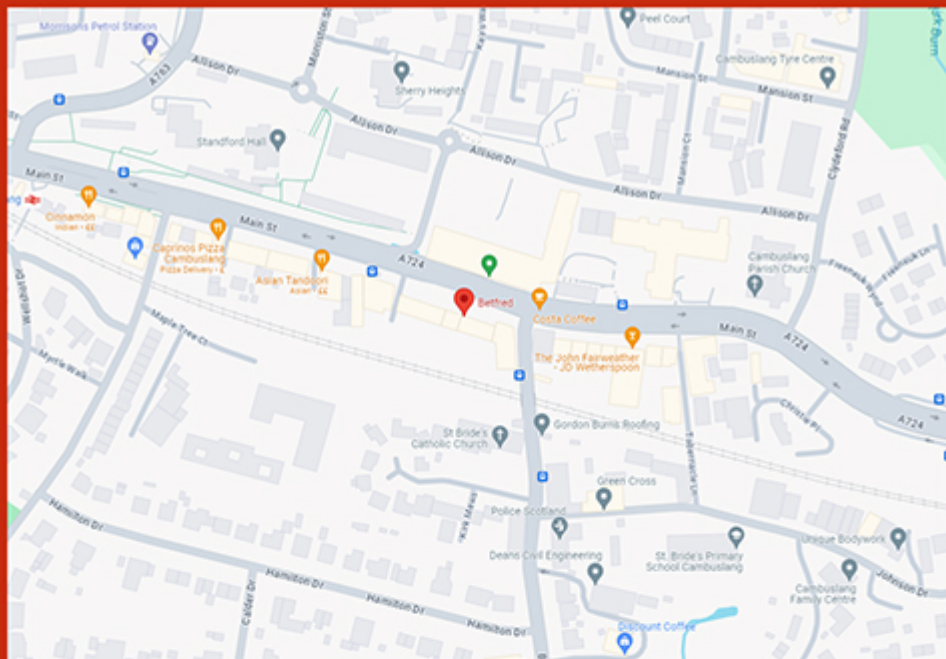


142 MAIN STREET, CAMBUSLANG, G72 7EL



TOWN CENTRE CAMBUSLANG





- Well Established Bookmaker
- Let To Betfred
- Expiry March 2033
- Passing Rent: £22,500p.a.
- V.A.T Free
- Price: £225,000

#### LOCATION

Cambuslang is a suburban town lying approximately 6 miles south-east of Glasgow within the South Lanarkshire region.

The property is in a central and prominent location on the south-western side of Main Street within a busy parade of shops and benefits from ample customer car parking at the front. Main Street is the primary retail thoroughfare for Cambuslang and the subjects occupy an established trading position upon the street.

The town offers good road links with the M74 and has good rail links to Glasgow City Centre. Nearby occupiers include Savers, Dominos, Premier Foods, Subway, Boots, Betfred and Greggs.

#### PROPERTY

The property comprises a ground and first floor retail unit forming part of a larger three storey building which is in multiple occupation.

The ground floor accommodation provides an open plan betting area which is fully fitted to a typical Betfred branding and fit out. The customer service counter is located towards the rear of the betting area. Beyond the betting counter there are male and female w.c. facilities.

Access to the first floor is provided via an internal fire escape located towards the rear of the property. The first floor accommodation is utilised for staff welfare purposes.

#### NAV/RV

£19,000

#### AREA

The property has been calculated to extend to the following net internal area:

Ground: 102.13sqm (1,099sq ft)  
1st: 81.18sqm (874sq ft)  
Total: 183.31sqm (1,973sq ft)

#### LEASE SUMMARY

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

Tenant: Done Brothers (Cash Betting) Ltd t/a Betfred  
Term: 31st March 2023 - 30th March 2033  
Review & Tenant Break: 31st March 2028  
Passing Rent: £22,500p.a.  
Type: Full Repairing & Insuring with schedule of condition







#### PRICE

The property is available on a freehold basis for £225,000

#### V.A.T

Figures quoted exclusive of V.A.T

#### 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 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.