



10 Dundas Lane, Glasgow, G1 2AJ

Glasgow City Centre Location

- Busy Thoroughfare
- Ground Floor
- 1,446sq ft
- Let to Ladbrokes Betting & Gaming
- Lease Extended to August 2031
- Passing Rent £30,000p.a.x
- Price On Request

LOCATION

The property is situated on the north side of Dundas Lane between its junctions with Dundas Street and Buchanan Street adjacent to Queen Street train Station.

The street acts as a main thoroughfare linking Buchanan Street, West Nile Street to Glasgow Queen St Station along with access to Buchanan St subway station.

Neighbouring occupiers include Dune, Cafe Nero, Amarone, R.S. McColl, Waxy O'Connors and Greggs.

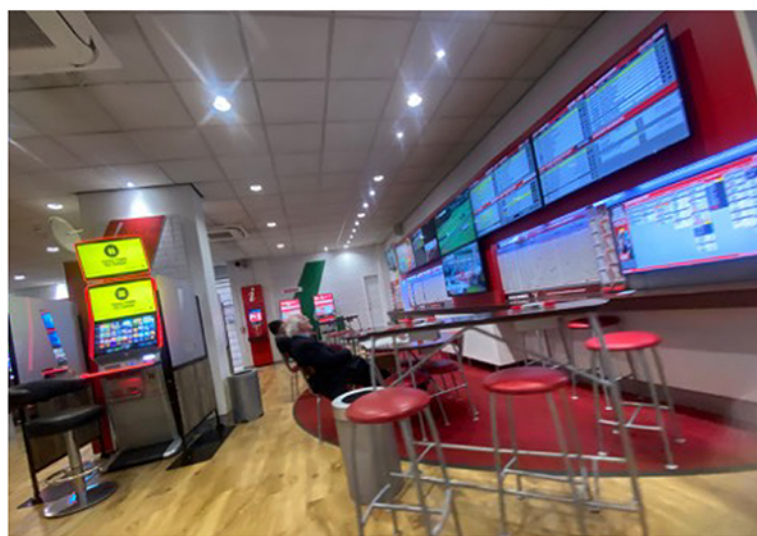
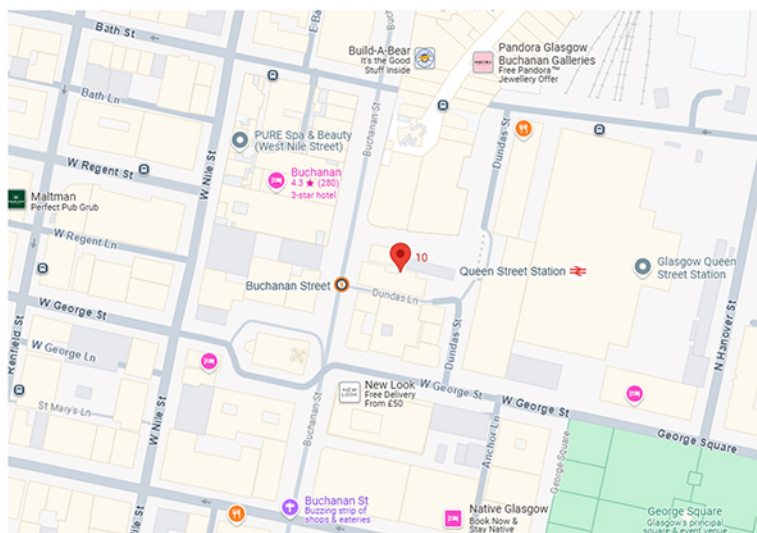
PROPERTY

The property forms a ground floor retail unit within a larger multi storey commercial development of traditional sandstone construction.

Offering an expansive frontage, the property provided multiple large display windows. Internally the property had been extensively renovate by the tenant in keeping with their corporate specifications.

AREA

Ground: 134.36sqm (1,446sq ft)



10 Dundas Lane, Glasgow, G1 2AJ

Glasgow City Centre Location

LEASE SUMMARY

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

Tenant: Ladbrokes Betting & Gaming Ltd
Expiry: 27th August 2031 (lease extended in 2019)
Passing Rent: £30,000p.a
Review & Break Option: August 2026.

PRICE

The property is available on a freehold basis price on request

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C.

A copy of the E.P.C. will be made available for any interested party

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

TITLE & LEASE

Available on request

LEGAL

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

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

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

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

Property Misdescription 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.