



304 - 332

**SAUCHIEHALL
STREET**

GLASGOW

FOR SALE

PRIME LEISURE INVESTMENT

**Reith
Lambert**
Commercial Property Advisers

**Lambert
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SAUCHIEHALL
STREET
GLASGOW

INVESTMENT SUMMARY

- Prime multi let leisure and retail investment
- Iconic listed building in one of Glasgow's main leisure destinations
- Adjacent to the Glasgow School of Art in the heart of Glasgow City Centre
- Anchored by the world renowned O2 ABC venue
- Over 19 years WAULT to expiry
- Passing rent of £454,526 per annum
- Offers in excess of £4,500,000 million reflecting a net initial yield of 9.52%, assuming standard purchaser's costs



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**SAUCHIEHALL
STREET
GLASGOW**

**COWCADDENS
SUBWAY
STATION**

**GLASGOW
SCHOOL
OF ART**

**GLASGOW
CALEDONIAN
UNIVERSITY**

**BUCHANAN
BUS STATION**

**BUCHANAN
GALLERIES**

**CITY OF
GLASGOW
COLLEGE**

**UNIVERSITY OF
STRATHCLYDE**

**QUEEN STREET
STATION**

M8

BUCHANAN STREET

SAUCHIEHALL STREET



**NORTH/M80/
EDINBURGH**

**GLASGOW
UNIVERSITY**

**SOUTH/M77/
GLASGOW AIRPORT**

M8

**CHARING
CROSS**

**GLASGOW DENTAL
HOSPITAL AND SCHOOL**

**PREMIER
INN**

**KINGS
THEATRE**

**CHARING CROSS
STATION**

**DAKOTA
HOTEL**

**BLYTHWOOD
HOTEL**

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GLASGOW LEISURE

Glasgow is Scotland's largest city with a population of over 600,000 and a core catchment of 1.86 million people.

The city benefits from excellent communication links via the M8 motorway network. It is well served by two major train stations, a bus station and Glasgow International Airport.

Sauchiehall Street is one of Glasgow's principle retail and leisure destinations catering predominantly to the needs of the student and young professional. It has a mix of national and local leisure operators including Nando's, JD Wetherspoon, O'Neil's, Yates and Pizza Express.

O2 ABC is the focus of activity at the western end of Sauchiehall Street with the O2 providing a popular entertainment venue. Sauchiehall Street has the highest number of late night licences in the city.

The city centre has a large vibrant leisure market with a large number of national chains represented along with a strong local offering. There has been a significant expansion in the city in the last 24 months with new national operators taking space including Las Iguanas, Prezzo, Giraffe, Five Guys, Chimichungas and Gourmet Burger. Headline rents are now in the region of £35 - £40 psf.

LOCATION / SITUATION

The property is located in the prime leisure pitch of Sauchiehall Street. In addition to the numerous bars and restaurants the property is located close to the prime Sauchiehall Street retail pitch where M&S, TK Maxx and Primark are located. Glasgow's office district is located nearby and there is a large resident student population in close proximity.

Glasgow University, Strathclyde University, Glasgow School of Art, Glasgow Caledonian University, City of Glasgow College and Glasgow Kelvin College are all located within a 15 minute walk of the subjects. There are currently in excess of 67,000 students enrolled in higher education in Glasgow and over 4,500 purpose built student beds within 1km of the property.

The adjacent building is set to be redeveloped into modern student accommodation, a planning application has been submitted and will be subject to planning consent.

Work is about to start on the transformation of Sauchiehall Street, as part of the £115M investment by the city Council in Glasgow City Centre.

Further information is available at www.glasgowcitycentrestrategy.com

PROPERTY DESCRIPTION

The property comprises a Grade C listed building with extensive frontage onto Sauchiehall Street. There are two leisure units and two retail units with a telecoms mast on the roof.

The two leisure units comprise the O2 ABC Glasgow and Campus bar, restaurant and nightclub. The two retail units are let and trading as a barbershop and a takeaway.

Campus is fitted out as a sports bar and restaurant over basement, ground and first floors.

The O2 ABC comprises a main stage with associated viewing space and dance floor, along with a second stage and bar areas over three levels. The venue has capacity for over 1,700 people and has hosted a number of famous acts such as Wu Tang Clan, Average White Band, The Fratellis and Macy Gray.



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TENANCY SCHEDULE

The property is multi let as per the table below, with a WAULT to expiry of 19.01 years and 18.56 years to break.

The floor areas stated below are approximate GIA measurements on O2 ABC and Campus, and NIA measurements on the retail units.

COVENANT INFORMATION

Tecjet Ltd trade as O2 ABC Glasgow. In the year to 31/12/2016 Tecjet Ltd reported a turnover of £3,934,793, a pre-tax profit of £492,621 and a net worth of £1,582,594. Tecjet Ltd has an Experian credit score of 100/100. It is a subsidiary of Live Nation Entertainment Inc, the world's largest entertainment company.

GLR Trading Ltd trade as Campus. In the year to 31/10/2016 GLR Trading Ltd had a total net worth of £339,304. GLR Trading Ltd have an Experian credit score of 82/100.

City Cutz Ltd are a local occupier and have been trading since November 2008. They have not published accounts.

In the year to 31 March 2017, Cornerstone Telecommunications Infrastructure Ltd reported a turnover of £318,203,000 and a net worth of £612,744,000. Cornerstone Telecommunications Infrastructure have an Experian credit score of 100/100.

UNIT	TENANT	LEASE START	LEASE EXPIRY	UNEXPIRED TERM	NEXT RENT REVIEW	RENT (PER ANNUM)	FLOOR AREA (SQ FT)	RENT (PER SQ FT)	COMMENTS
304 Sauchiehall St	Mrs Khalida Tariq t/a Wokway	15/10/13	14/10/33	15.71	15/10/18	£45,000	GR 1,411 (ITZA 1,037)	£31.89 (£43.39)	-
326 Sauchiehall St	Tecjet Ltd t/a O2 ABC	25/08/04	24/08/39	21.58	25/08/18	£230,000	GR 1,076 1st 7,271 2nd 17,174	£9.01	-
330 Sauchiehall St	City Cutz Ltd	24/04/15	23/04/30	12.23	24/04/20	£21,000	GR 441 (ITZA 441)	£47.62	-
332 Sauchiehall St	GLR Trading Ltd t/a Campus	06/12/13	05/12/34	16.85	05/12/20	£145,000	B 2,153 GR 8,413 1st 8,264	£7.70	Rent £120,000 pa to 05/12/17. To be topped up by vendor.
Mobile Mast	Cornerstone Telecommunications Infrastructure Ltd	TBC	-	20.00	3 yearly reviews to market rent	£13,526	-	-	Tenant break option on 5th anniversary.
Total						£454,526			

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VAT

The property has been elected for VAT and, therefore, VAT will be chargeable on the purchase price. However, it is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

TENURE INFORMATION

Heritable (Scottish equivalent of English Freehold).

Part of the upper floors of the subject fly over the adjoining building. The GOAD plan enclosed is indicative only, a title plan and description will be made available upon request.

ENERGY RATING

A copy of the EPC reports can be made available on request.

PROPOSAL

Offers in excess of £4,500,000 million reflecting a net initial yield of 9.52%, assuming standard purchaser's costs.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:



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