



PRIME HIGH STREET RETAIL INVESTMENT OPPORTUNITY



102 Argyle Street

Glasgow G2 8BH



Investment Summary

Prime retail investment located in Glasgow, the top retailing location in Scotland;

Prominent retail unit located on Glasgow's 'Style Mile' at the entrance to Argyll Arcade, benefitting from dual frontage to Argyle Street and within the Arcade itself;

Let to Hutchison 3G UK Ltd (D&B Rating 5A1) from 17th December 2018 until 16th December 2030 at a current passing rent of £130,000 per annum which equates to a Zone A rate of £123.93 per sq ft;

Five yearly, upward only, open market rent reviews. The next review due on 17th December 2023;

Heritable tenure (Scottish equivalent of English Freehold).

Offers in excess of **£2,050,000 (Two Million and Fifty Thousand Pounds Sterling)** are sought for our client's heritable interest in the property, subject to contract and exclusive of VAT. A purchase at this level would provide a **net initial yield of 5.97%** assuming purchaser's costs at 6.24%.

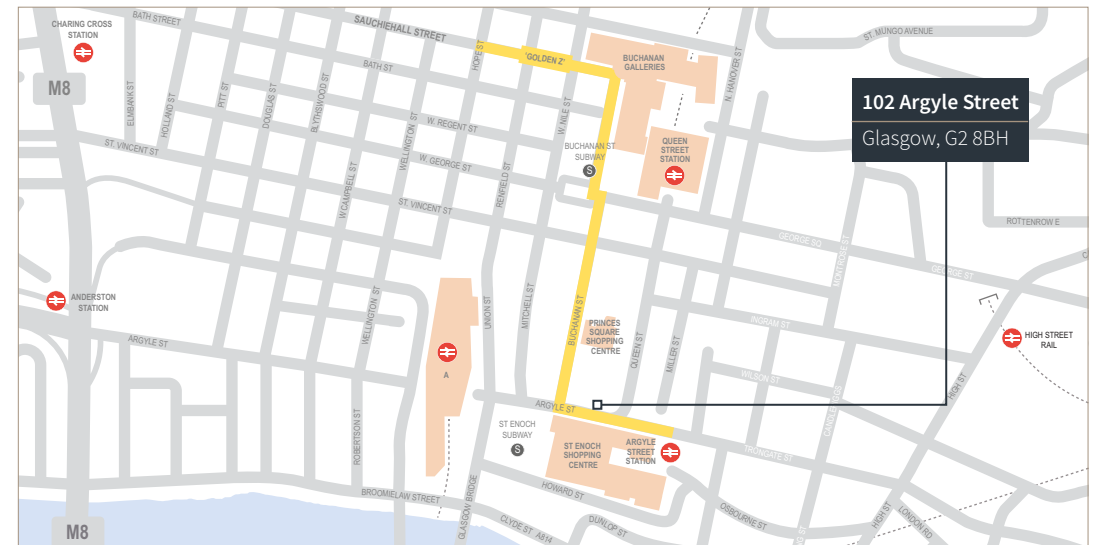


Location

Glasgow is the largest city in Scotland and the third largest in the UK. The city has a population of 606,340 people (2016) and the entire region has a population of approximately 2.3 million people which is approximately 40% of Scotland's population. Glasgow is therefore the fifth largest Urban Area in the whole of the UK. The city is known for its cultural, shopping and academic prowess and is fast becoming one of Europe's most vibrant cities.

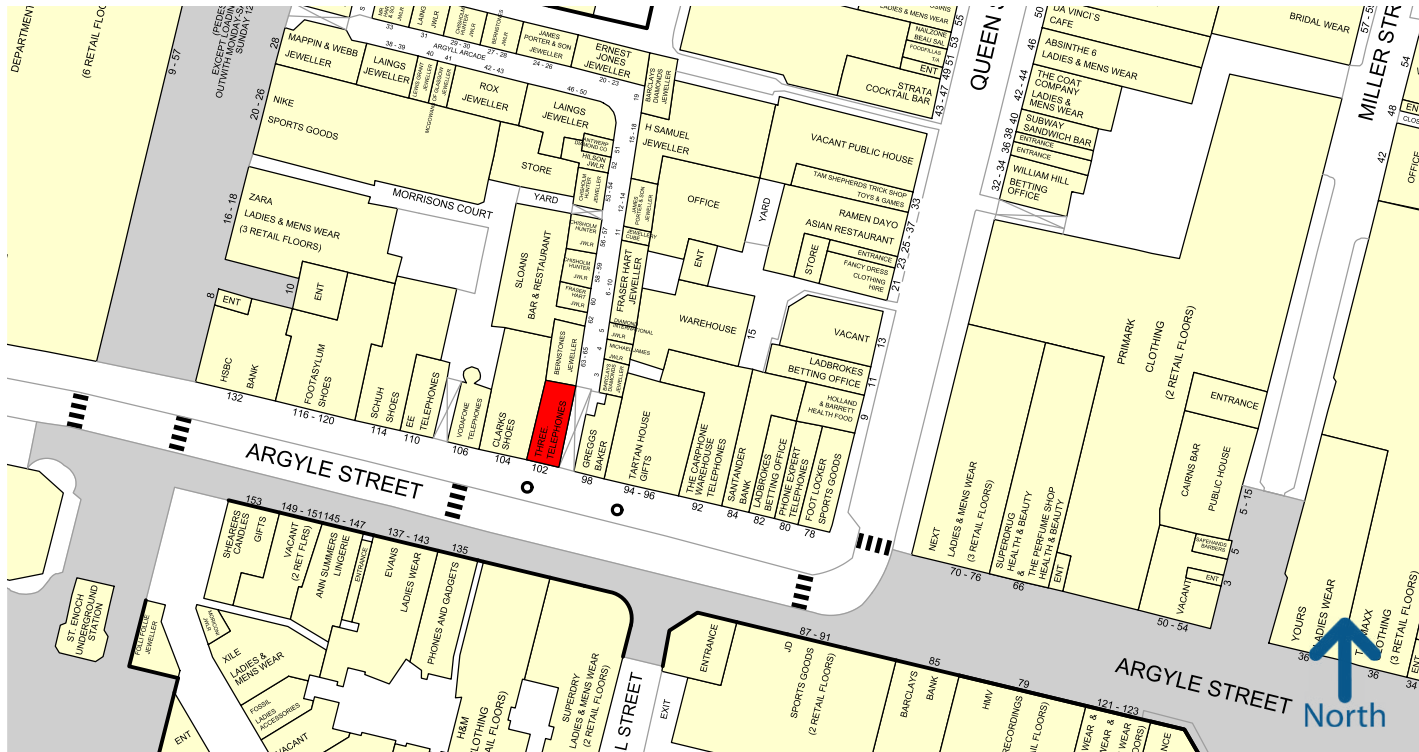


Glasgow is known for its retailing and is the top shopping location in Scotland and second only to London in the UK, with over half a million square metres of retail space and a shopping population of 1.841 million. The colloquially named 'Style Mile' is focussed around Buchanan Street, Argyle Street and Sauchiehall Street. It is one of Europe's most dynamic cities with over £4.85bn of comparison goods spend available in the catchment area and is featured in the top 20 super league of major European shopping destinations by commercial expenditure. Furthermore, there are c. 2.3 million tourists drawn to Glasgow every year which increases footfall and spending.



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Situation

The property is located at the entrance to Argyle Arcade on Argyle Street. Argyle Arcade is regarded as the diamond jewellery centre of the North and is a renowned shopping destination in its own right. The property itself, benefits to frontage both from the arcade and Argyle Street and is therefore a highly prominent location. Argyle Street forms part of Glasgow 'Style Mile' which is the prime retailing pitch in Glasgow. At the top of the 'Style Mile' is Buchanan Galleries Shopping Centre and at the bottom is the St Enoch Centre Shopping Centre, both of which provide further retail and leisure provision, along with generous parking provision for the city centre.



The property is easily accessible with Glasgow Bus Station, Queen Street and Central Railway Stations and St Enoch subway station all within a few minutes' walk. Furthermore, the airport is less than a 20 minute bus journey away with regular services running from the city centre.

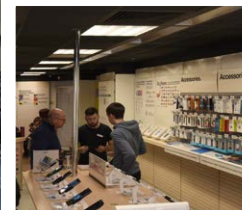
Description

The property comprises a retail unit arranged over basement, ground and first floors. The ground floor provides open plan retail accommodation with a return frontage on to Argyle Street and the popular Argyll Arcade. The basement level provides storage/ ancillary accommodation which is accessed to the rear of the unit. The first floor provides office/ ancillary accommodation, along with male and female WCs.



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Tenure

Heritable (Scottish equivalent of Freehold).

EPC Rating

The property has an EPC rating of 'D'.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Areas (NIA) are as follows:

Floor	Area (sq ft)	Area (sq m)
Basement	452	42.00
Ground Floor	888	82.52
First Floor	922	115.19
Total	2,262	210.13
ITZA	1,049	97.42



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Tenancy Information

Hutchison 3G

The property is let in its entirety to Hutchison 3G UK Ltd from 17th December 2018 until 16th December 2030. The current passing rent is £130,000 per annum (£123.93 per sq ft ZA). The rent is to be reviewed five yearly, on an upwards only open market basis, the next review is due on 17th December 2023. There is a photographic schedule of condition relating to the basement attached to the lease.

The tenant has been in occupation since June 2007 and recently re-gearred this lease, demonstrating commitment to the location.

Covenant Information



Launched in 2003, 'Three' is a telecommunications and internet service provider. They carry 36% of the UK'S mobile data traffic and promote internet usage on mobile devices. 'Three' currently has 9.9 million customers and employs 4,400 people in the UK.

For further information please visit: www.three.co.uk

Hutchison 3G UK Limited have a Dun and Bradstreet rating of 5A1 indicating 'minimum risk'. A summary of key financials are outlined below:

	Individual 31/12/2017 In Thousands	Individual 31/12/2016 In Thousands	Individual 31/12/2015 In Thousands
Sales Turnover	2,357,044	2,203,170	2,153,401
Profit / (Loss) Before Taxes	356,573	304,149	(778,132)
Tangible Net Worth	3,390,087	3,047,968	2,782,900
Net Current Assets (Liabilities)	1,762,660	1,795,958	1,759,645

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VAT

VAT will be applicable to the sale of the property, which we anticipate will be undertaken by way of a Transfer of a Going Concern (TOGC).

Proposal

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Further Information

For further information please contact:



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