



EXCELLENT GYM INVESTMENT

95 Hope Street, Glasgow, G2 5LL

- High quality gym investment in the heart of the city.
- Trading as SNAP Fitness.
- In excess of 14 years left on the lease term.

- Let to MSG Life Realty Limited at £55,000 per annum
- Offers over £650,000 are invited reflecting NIY 8.06%

LANDSWOOD
PROPERTY OPPORTUNITIES

DM HALL
CHARTERED SURVEYORS

Commercial Department
220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615

LOCATION

The subjects are located on Hope Street just up from the junction with Waterloo Street and directly across from the Glasgow Central Station Hope Street entrance. Hope Street is one of the main thoroughfares through Glasgow City Centre and is extremely busy at most times of the day in terms of pedestrian footfall and traffic flow.

In close proximity to the subjects are the next door Café Nero as well as the Pizza Crolla takeaway shop and a Tesco Metro. The subjects are merely a 2 minute walk from Buchanan Street, Glasgow's prime retail location.

DESCRIPTION

The subjects are arranged over ground floor and lower ground floor and accessed from via glass double doors on Hope Street. The ground floor for the most part is used as a main entrance and reception area before a stairwell leads downstairs to the main gym area containing ladies and gents changing facilities as well as toilets and showers. The gym has been recently redecorated in the SNAP Fitness Corporate design and is well presented.



FLOOR AREA

The subjects extend to approximately 600 sq.ft. at ground floor level with approximately 7,000 sq.ft. at lower ground floor level.

INCOME

The subjects are let to MSG Life Realty Limited on a full repairing and insuring lease expiring 26th September 2032. The current rent payable is £55,000 per annum and the tenant has a break option as at 26th September 2027 on the basis of 6 months prior written notice.

TENANT COVENANT

MSG Life Realty Limited
Company Number: 09816707

An up to date Credit Safe Report is readily available and reflects a credit rating of Low Risk.

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £61,500.

SALE TERMS

Our client is seeking offers over £650,000 for the benefit of their freehold interest reflecting a net initial yield of 8.06% after deduction of standard normal purchasers costs.

VAT

All figures are quoted exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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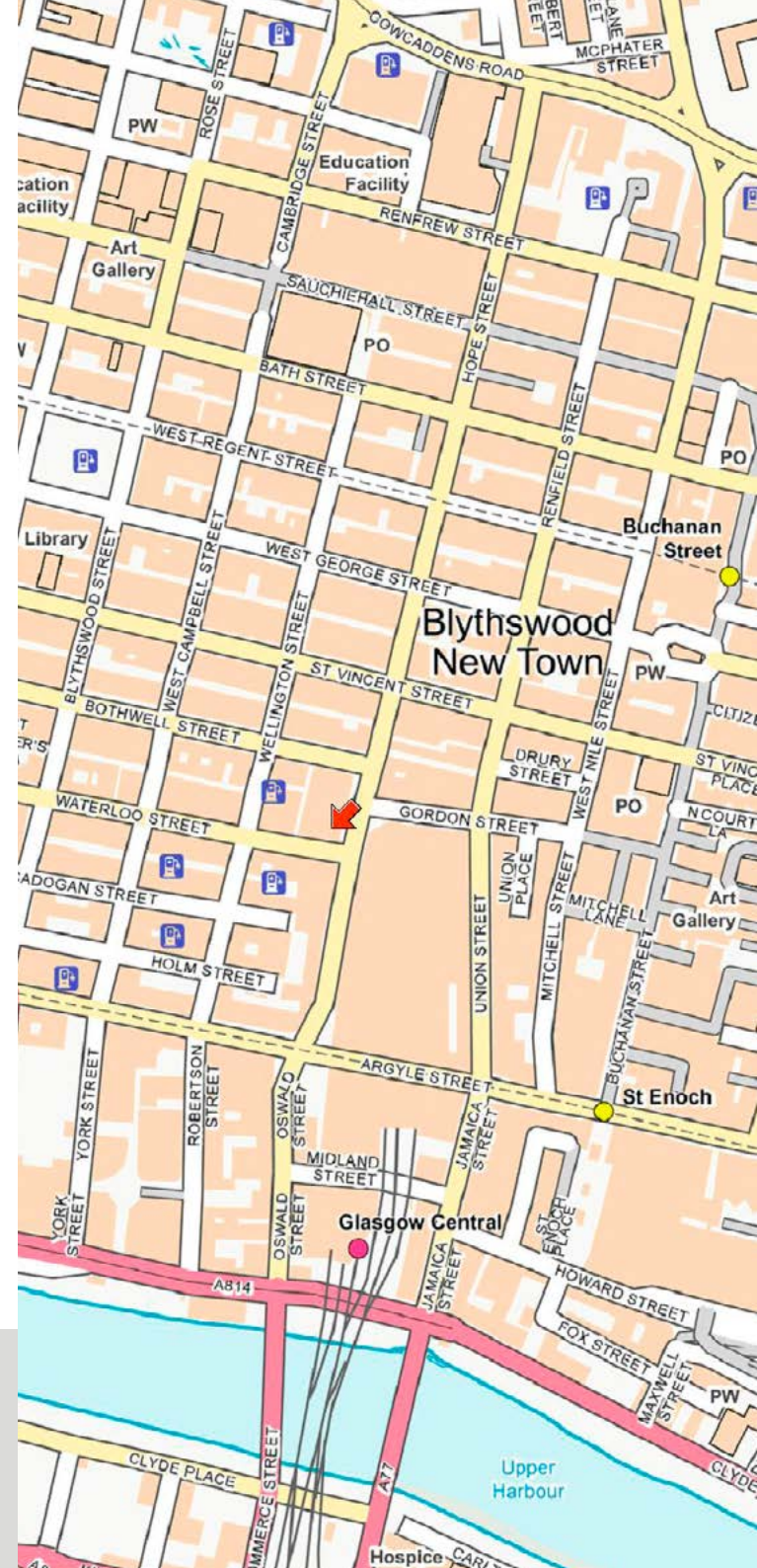


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