

FOR SALE

ATTRACTIVE RETAIL INVESTMENT

32 EAST PRINCES STREET,
HELENSBURGH,
G84 7QA

Thomas Cook

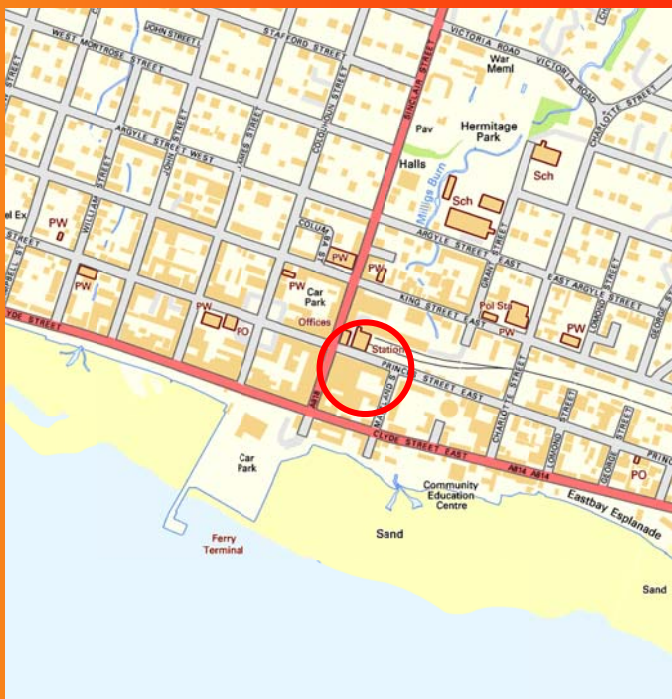
Thomas Cook

www.thomascook.com

Don't just book it. Thomas Cook it.

- LET TO THOMAS COOK TRAVEL LTD
- RENT £9,500 PER ANNUM
- NO STAMP DUTY LAND TAX
- **PRICE £120,000**

- FRI LEASE UNTIL 26 OCTOBER 2016
- NO VAT PAYABLE
- 7.77% NET INITIAL YIELD



LOCATION

Helensburgh is located approximately 25 miles west of Glasgow, a prosperous commuter town with a relatively large resident population. The town owes its growth and popularity to its attractive seaside location and excellent transport facilities. Both Dumbarton and Loch Lomond National Park are within close proximity.

The property is situated on the south side of East Princes Street directly opposite the entrance to Helensburgh Central Railway Station. East Princes Street is a popular retailing location close to Sinclair Street and the Railway Station. Nearby occupiers include Lloyds TSB, Wine Rack, Slater Hogg & Howieson and Tote Bookmakers.

DESCRIPTION

The subjects comprise a ground floor retail premises forming part of a traditional tenement building with residential flats on the upper floors.

The subjects have a ground floor sales area with rear staff area and WC. The shop has been fitted out in the corporate style of the Thomas Cook.

ACCOMMODATION

We would estimate the accommodation to comprise the following approximate areas.

Ground Floor	61.6 sq m	633 sq ft
ITZA	55.18 sq m	594 sq ft

TENANCY

The subjects are let to Thomas Cook Travel Limited (07397858) under a full repairing and insuring lease expiring 26th October 2016. The rent is £9,500 per annum, equivalent to £16 per sq ft.

COVENANT INFORMATION

Thomas Cook Travel Ltd is the company formed following the merger between Thomas Cook Retail Ltd and Co-operative Travel. The company comprises the UK's largest travel network and second biggest in foreign exchange with 1,100 shops and some 31,000 employees. Group sales within 22 countries was £9.8 billion with 23.6 million customers. UK Brands within the group include Neilson, Direct Holidays and Club 18-30.

TENURE

The property is held on heritable title, equivalent to English freehold.

INVESTMENT PROPOSAL

We are instructed to seek a price of £120,000 (One Hundred and Twenty Thousand Pounds) for the benefit of our client's heritable interest, subject to, and with the benefit of the existing lease. Based on the current rent of £9,500 per annum, a purchase at this level would show an attractive yield of 7.77% after deduction of 1.8% purchaser's costs.

VAT

The subjects are not elected for VAT so VAT is not payable.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

FURTHER INFORMATION

For additional information, please contact:

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