FOR SALE

VAT FREE INVESTMENT

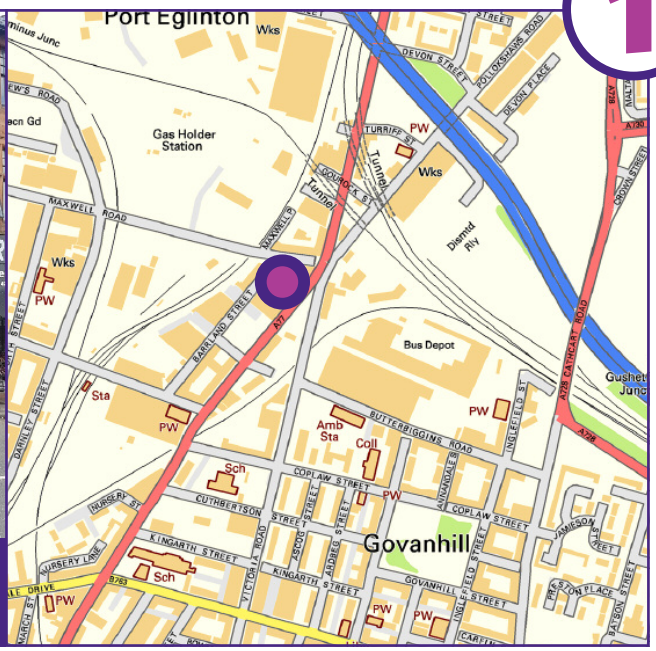
Portfolio of Three Betting Shops

DALKIN + CO
0141 222 5790
www.dalkinandco.com

328 POLLOKSHAWS ROAD, Glasgow

7/9 KEPTIE STREET, Arbroath

17 EAST HIGH STREET, Forfar



1

328 POLLOKSHAWS ROAD
Eglinton Toll Glasgow G41 1QS

Description & Location

Large double fronted shop unit contained within 3 storey red sandstone building lying on the west side of Pollokshaws Road at Eglinton Toll next to SUPER ASIA Continental Foods and Halal butchers and The Saw Ceentre and opposite The Star Bar.

Substantial number of new flats have been built in the immediate vicinity with further developments planned.

4 competing bookmakers have recently closed – Hills Pollokshaws Road Shawlands; Corals Pollokshaws Road Strathbungo; Ladbrokes Allison Street; Hills Victoria Road.

Shop extends to 1335 sqft (124 sqm) approx..

Rateable Value

£6,900.

Rent

£14,500 per annum.

Lease

25 x 5 FRI expiring in November 2029.

Break Option

There was a break option in November 2019 which was extended till November 2020 but the break was NOT exercised so no further breaks till expiry in November 2029.

2

7/9 KEPTIE STREET
Arbroath DD11 1RQ

Description & Location

Large multi fronted single storey shop unit located on the north side of Keptie Street, close to its junction with Catherine Street, a short distance from the main train station serving Arbroath as well as the bus depot.

Numerous pubs and take-aways are located in and around Keptie Street.

Hills recently closed their store directly opposite so Ladbrokes only bookmakers outwith the town centre a mile away (Ladbrokes and Hills on High Street outside the Abbeygate SC).

Shop extends to 2067sqft (192 sq m) approx. and wraps round the adjoining pub.

Rateable Value

£10,500.

Rent

£15,000 per annum.

Lease

Long term lease from June 2006 which was varied in December 2013 and now expires 27 August 2027.

Break Option

The 2021 break was given up as part of agreement to maintain the rent at passing of £15,000pa – there is 1 further break on 27 August 2024 subject to 6 months written notice.

3

17 EAST HIGH STREET
Forfar DD8 2EL

Description & Location

Large double fronted corner shop unit contained in 3 storey building located on the north side of East High Street, close to its junction with Castle St, which forms the main road through the town centre.

Nearby occupiers include M+Co ; Davidsons Pharmacy ; TSB ; RBS and numerous bars and restaurants.

There are 2 other bookmakers in the town both trading as Corals.

The shop extends to 1152 sqft (107 sqm) on ground floor with an additional 452 sqft (42 sq m) in the basement.

Rateable Value

£11,700.

Rent

£10,000 per annum (was £17,500 pa till summer 2020).

Lease

It has just been agreed to extend the lease till 27 august 2025 on the basis the rent was lowered to £10,000 per annum.

Break Option

A rolling break option is available from August 2021 on 6 months written notice – if the break is exercised before lease expiry Bet Fred will pay a penalty of £2500

VAT

None of the properties are currently registered for VAT and as such the rents collected are also VAT free.

Offers

Our client would prefer to sell as a package however we will consider offers for individual properties – further details on request.

Entry

our client is flexible and is happy to accept offer with a date of entry late 2020.

Viewing & Further Information

Staff are unaware of the situation so please do not approach – all the shops are open and trading so we would advise anyone to view as a customer so not to upset staff.

Please contact the sole agent:

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Dalkin + Co give notice to anyone who may read these particulars as follows: OCTOBER 2020

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