



## SITUATION

Occupying a prominent position, close to the junction with Nitshill Road, in this industrial estate, opposite a **B&M Home Store** and nearby a **Lidl Supermarket** and **Matalan**.

The property is located approximately 6 miles south-east of Glasgow City Centre, which is the largest city in Scotland enjoying excellent road communications with the M8 leading directly to Edinburgh some 45 miles to the east and also the M74 which links to the north of England, whilst also boasting its own international airport.

## PROPERTY

A single storey detached building comprising a **Betting Shop**.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Betting Shop

Gross Frontage	50'0"
Built Depth	29'6"
Area	Approx. 1,400 sq ft <sup>1</sup>
Customer WCs	

<sup>1</sup>Not inspected by Barnett Ross. Area from VOA.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Limited (see Tenant Profile)** for a term of years to 14th May 2030 (**in occupation since 1993**) at a current rent of **£12,500 per annum** exclusive.

## Rent Review and Tenant's Break May 2025

## TENANT PROFILE

The Ladbrokes brand of betting shops forms part of Entain plc, which is one of the world's largest sports-betting and gaming groups, operating both online and in the retail sector with operations in a total of 31 regulated or regulating territories, the Group employs a workforce of more than 25,000, in 20 offices across five continents (see: <https://entaingroup.com/>).



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**£12,500** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Shoosmiths LLP  
Tel: 03700 868 039 Ref: Robin Mitchell  
Email: [robin.mitchell@shoosmiths.co.uk](mailto:robin.mitchell@shoosmiths.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior View