

**FOR SALE**

PRIME MIXED USE INVESTMENT OPPORTUNITY

# Tontine House

113 BUCHANAN STREET & 2-10 GORDON STREET

GLASGOW | G1 3HF



OFFERS OVER £13,000,000  
(8.00% Net Initial Yield)



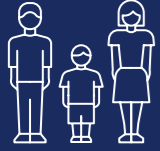
# Investment Summary

- 01. Prime retail, leisure and office opportunity on the corner of Buchanan Street and Gordon Street.
  - 02. Entire 6 storey corner block extends to a total area of 31,132 sq ft.
  - 03. Ground, basement and part first on Buchanan Street let to Liberty Bar & Restaurant (t/a TGI Friday's) on a new 15 year lease from 11 February 2025 at a passing rent of £700,000 per annum (£253 Zone A & £66.63 sq ft. gross).
  - 04. Rent reviews on TGI Friday's are 5 yearly to CPI (cap and collar 3%-1%).
  - 05. Ground, mezzanine, basement on Gordon Street let to Royal Bank of Scotland for a further 10 years from 28 August 2024 with expiry on 27 August 2034.
  - 06. Royal Bank of Scotland passing rent of £260,000 per annum (£100 Zone A) with 5 yearly OMRV rent reviews.
  - 07. Upper floor offices are arranged over part first, second, third and fourth floors and extend to a total NIA of approximately 12,000 sq ft.
  - 08. Occupied upper floors are let to Raeside Chisholm Solicitors & Cenit Group (t/a Pitman Training) extending to 4,970 sq ft.
  - 09. Combined office rent roll of £64,939 per annum (avg. £13.06 per sq ft) with another suite under offer.
  - 10. The properties have a total rent roll of £1,107,471 per annum.
- II. WAULT (to expiry) of 12.82 years excluding the 24 month guarantee being offered on the vacant offices.

## PROPOSAL

Our clients are seeking offers over **£13,000,000 (THIRTEEN MILLION POUNDS STERLING)** exclusive of VAT which reflects an attractive Net Initial Yield of **8.00%**, assuming standard purchasers' costs of **6.71%**.

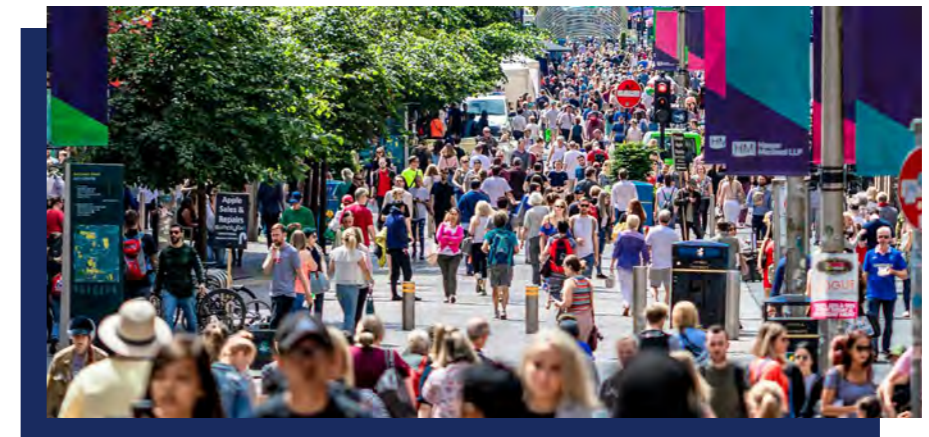
# Location



Glasgow is Scotland's largest city and the third largest city in the UK with a population of approximately 600,000. Greater Glasgow includes the surrounding local authority areas and has a population of 1.75 million which is approximately 34% of Scotland's population.



Glasgow's city centre is the principal business and commercial hub in Scotland with a diverse economic base. The city has repositioned itself as a national and international provider of business and financial services, a major tourist destination and a national centre for retail, entertainment, and leisure activities.



Glasgow also has a significant student population of over 160,000. This comprises a total of 67,000 students who attend the five Higher Education Universities in the city plus a further 97,000 who attend colleges providing further education.



Major employers in Glasgow include Tesco Bank, Barclays, Dell, E-sure, JP Morgan, Morgan Stanley, KPMG, Royal Bank of Scotland, Shell, Scottish and Southern Electricity, Scottish Power and Santander Bank. The public sector is also a key employer including Glasgow City Council, The Ministry of Defence and the Scottish Executive.

# Communications

Glasgow is extremely well connected by a number of different transport modes including road, bus, rail, subway and air. In addition, Glasgow is continually investing in its transport infrastructure, with many projects ongoing which will improve and modernise various major transport systems.



## ROAD

Glasgow city centre is located at the heart of the motorway network with the M8, Scotland's main motorway, connecting Glasgow to Edinburgh. The M8 also provides direct access to the north, south, east and west of Scotland through its connections with the M74, M73, M77 and M80 motorways. Major improvement works to upgrade the core of Scotland's motorway network have recently completed. Works include the completion of the M8 between Baillieston and Newhouse, improvements to the Raith Interchange on the M74 and upgrading of the existing M8, M73 and M74.



## RAIL

Glasgow has the UK's largest suburban rail network outside London and benefits from two city centre train stations. Glasgow Central, Glasgow's biggest train station, has connections to all major English cities and London can be reached in around 4 hours. Glasgow Queen Street station connects Glasgow to the east and north of Scotland to destinations including Edinburgh, Perth, Dundee, Aberdeen and Inverness.

In recent years there have been many rail line improvements and extensions and Queen Street station completed a major multi million pound redevelopment and expansion in 2021.



## BUS

There are a number of operators running daily services across over 100 routes in and out of Glasgow to various surrounding locations. There are frequent bus services to and from Glasgow Airport, taking only 15 minutes.



## AIR

Glasgow is within an hour's drive of three international airports, with Glasgow International Airport just 15 minutes from the city centre by bus. Glasgow Prestwick Airport and Edinburgh Airport are also easily accessible being around a 60 minute journey time by road. Glasgow Airport hosts approximately 200 flights daily and is home to 30 airlines which fly to 120 destinations worldwide. There are 16 flights to London per week with a circa 1 hour 20 minute flight time. The airport terminal has recently been expanded and improved as part of a 10 year £200 million investment programme.

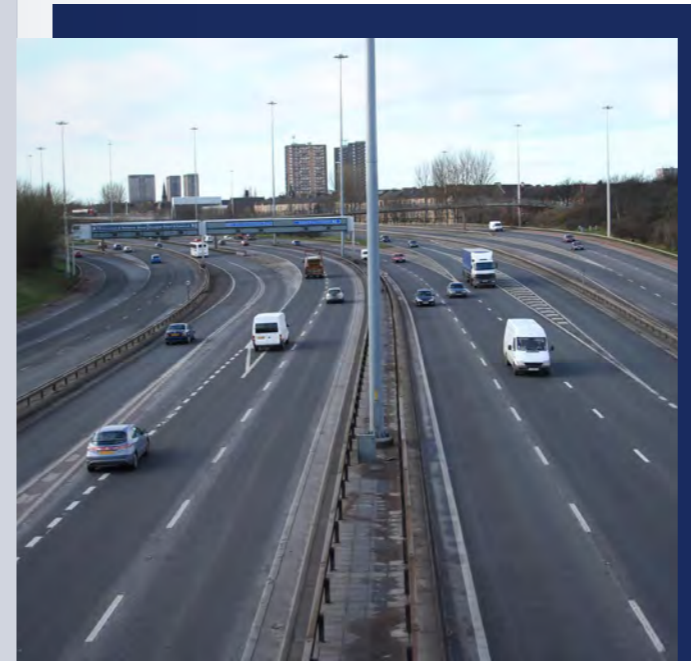


## SUBWAY

Glasgow's underground rail system has an inner and outer circle serving key locations across Glasgow through its 15 stations. Trains run every 4 minutes at peak times and are able to travel across the city centre in 10 minutes. The Glasgow subway is currently undergoing a full scale upgrade and modernisation programme including the introduction of new trains, automated signalling and associated system improvements.



Glasgow is extremely well connected by a number of different transport modes





# Retail in Glasgow

Glasgow city centre has an established reputation as a leading fashion centre with a broad range of fashion stores from mass market to upmarket, specialist and independent retailers.

The city centre has 2.9 million sq ft of retail floor space with the prime retailing locations being Buchanan Street, Argyle Street and Sauchiehall Street forming the retailing 'Golden Z'. The offer on these thoroughfares is supplemented by the 660,000 sq ft Buchanan Galleries, the 540,000 sq ft St Enoch Centre and aspirational shopping centre, Princes Square.

Buchanan Street is firmly established as the 100% prime location for high end fashion retailers. It has seen a sustained period of significant rental growth with prime rents now in the order of £330 Zone A.

Demand for the prime retail pitch continues to grow and Glasgow recently welcomed global brands Uniqlo, Omega, Massimo Dutti, Michael Kors, Hugo Boss, Brietling, Ray-Ban, Tag Heuer and New Balance.



100% prime position on the pedestrianised Buchanan Street, Glasgow's premier retail thoroughfare

# Situation

The property occupies a 100% prime position on Buchanan Street, Glasgow's premier pedestrianised retail thoroughfare. Situated at the north west corner of Buchanan Street and Gordon Street, its prominent corner location gives the property a significant frontage on to Buchanan Street and to the pedestrianised section of Gordon Street.

Gordon Street acts as one of the main access points for shoppers to Buchanan Street and provides a key link between Glasgow's two train stations; Glasgow Central and Glasgow Queen Street.





TGI FRIDAY'S - 113 BUCHANAN STREET, GROUND FLOOR

# Description

The property was originally constructed as two separate buildings in 1854 and 1887 for the Commercial Bank of Scotland. Through mergers Commercial Bank became part of the Royal Bank of Scotland. The property is Grade A Listed providing 31,132 sq ft of retail and office accommodation.

## TGI FRIDAY'S – 113 BUCHANAN STREET

A substantial prime retail/leisure corner building with return frontage onto Gordon Street and is arranged over basement, ground and first floor levels. The unit has a Class 3 consent for use as a restaurant and bar, which is rare for Buchanan Street, and is one of only two restaurants with direct frontage onto Buchanan Street.

Internally, the property is largely open plan at ground floor level with a large kitchen to the rear. There is a front stairwell serving the first floor and the rear stairwell providing access to basement level only. There is a goods delivery door to the rear of the property which is accessed via National Bank Lane.

## ROYAL BANK OF SCOTLAND – 10 GORDON STREET

This is a substantial banking hall, branded as the Royal Bank of Scotland "Glasgow City Branch", with marble walls and floor and an ornate ceiling. The ground floor is predominately utilised as a banking hall with partitioned office, secure money handling and ATMs located along the western side of the ground floor.

Towards the rear of the ground floor is a central staircase for access to a mezzanine level which provides a mix of open plan and cellular offices together with a large boardroom.

The basement is accessed via an internal staircase and a fire escape staircase to the rear of the unit. The basement is used for ancillary banking services with some staff and toilet facilities.

## OFFICES - 2 GORDON STREET

The building is accessed via an attractive fully refurbished entrance foyer where a passenger lift and stairwell serve each upper floor.

The office accommodation comprises an east and west suite on each floor, with the exception of the first floor where the east suite forms part of the TGI Friday's restaurant. The east suites are predominantly cellular in their layout whilst the west suites are open plan in nature. Each suite benefits from private male and female toilets, together with tea preparation facilities.

Grade A Listed building providing approximately 31,132 sq ft of retail and office accommodation



TGI FRIDAY'S – 113 BUCHANAN STREET, GROUND FLOOR



ROYAL BANK OF SCOTLAND – 10 GORDON STREET



2 GORDON STREET







# Tenancy

Address	Use	Tenant	EPC	Area (sq ft)	ITZA (sq ft)	Rent (£/per annum)	Rate (£/per sq ft)	% (income)	Repair	Lease Start	Next Rent Review	Break Option	Lease Expiry	Comments
113 Buchanan Street & 2 Gordon Street First Floor East	Restaurant	Liberty Bar & Restaurant Group t/a TGI Friday's	E63	GF: 5,030 BF: 2,505 FF: 2,970 <b>Total: 10,505</b>	2,772	£700,000	£66.63 GIA (£253 Zone A)	63.00%	FRI	28/02/1993	17/01/2030	-	16/01/2040	Rental deposit of £350,000+VAT is held for the duration of the term. If net profits of Liberty Bar & Restaurant Group Limited exceed 3 x rent, the deposit will be reduced to 3 months plus VAT and if after 24 months net profits of Liberty Bar & Restaurant Group Limited exceed 3 x agreed rent, the deposit will be reduced to zero. 5 yearly rent review to CPI capped and collared at 3% - 1%.
10 Gordon Street	Retail	Royal Bank of Scotland PLC	C44	GF: 2,965 Mezz: 2,515 BF: 3,147 <b>Total: 8,627</b>	*2,590	£260,000	£100	23.00%	FRI	29/04/1997	28/08/2029	-	27/08/2034	10 year extension agreed from August 2024. Rent review is to the higher of the passing rent and OMRV.
2 Gordon Street First Floor West	Office	Vacant	D53	1,992	-	£26,052	£13.00	2.00%	-	-	-	-	-	24 months rent and service charge guarantee from the point of sale. Heads of Terms have been issued on the basis of a 5 year term incorporating a tenant break option in year 3 at a rent of £26,052 per annum.
2 Gordon Street Second Floor East	Office	Raeside Chisholm Solicitors Ltd	C29	2,729	-	£35,000	£12.83	3.00%	FRI	19/08/2012	19/08/2027	19/08/2027	18/08/2032	Tenant only break option on not less than 9 months prior written notice. There is a service charge cap which is subject to annual RPI increases.
2 Gordon Street Second Floor West	Office	Vacant	E63	2,190	-	£28,000	£13.00	3.00%	-	-	-	-	-	24 months rent and service charge guarantee from the point of sale.
2 Gordon Street Third Floor West	Office	Cenit Group Ltd t/a Pitman Training	B26	2,241	-	£29,939	£13.36	3.00%	FRI	04/09/2024	-	04/09/2027	03/09/2029	Tenant pays a half rent until 3 September 2025. Landlord holds a 6 month rent deposit. Break option is mutual on not less than 6 months prior written notice. If the tenant doesn't exercise the break they receive an additional 1 month rent free to be taken as 2 months half rent from the break date.
2 Gordon Street Third & Fourth Floors	Office	Vacant	C38	2,848	-	£28,480	£10.00	3.00%	-	-	-	-	-	24 months rent and service charge guarantee from the point of sale.
<b>TOTALS</b>				<b>31,132</b>		<b>£1,107,471</b>		<b>100.00%</b>						

\*less 10% frontage to depth allowance applied on ground floor only with a 10% heavy frontage allowance applied to the total. Areas agreed as per 2012 rent review.



TGI Friday's were acquired by Liberty Bar and Restaurant Group Limited in 2024 as part of a rescue deal with equity from Breal Capital & Calevton UK. Both of these investment firms have extensive experience in the restaurant sector through their ownership of D&D London.

Liberty Bar and Restaurant Group Limited is a newly incorporated company which has saved 2,000 jobs and kept 51 restaurants operational as part of their agreement to acquire the TGI Friday's company.



Royal Bank of Scotland is a significant retail and commercial bank with deep historical roots in Scotland, having been founded in Edinburgh in 1727. While it maintains a strong presence in Scotland, it also operates branches throughout the UK. Today, RBS functions as a retail banking subsidiary of NatWest Group plc, a major British banking and insurance holding company.

Royal Bank of Scotland provides a comprehensive range of financial services, including consumer and corporate banking, as well as finance and insurance products, and has played a vital role in the Scottish and broader UK financial landscape for centuries.

Dun & Bradstreet Credit Rating: 5A1

	For the year to 31/12/23 (in thousands)	For the year to 31/12/22 (in thousands)	For the year to 31/12/21 (in thousands)
Sales Turnover	£3,764,000	£2,491,000	£1,862,000
Profit after Tax	£1,399,000	£1,176,000	£776,000
Tangible Net Worth	£3,103,000	£2,661,000	£3,747,000



Cenit Group, through Cenit College, is an Irish multi-accredited private training company. They have expanded their operations to include certain Pitman Training centres and in 2019 they acquired Pitman training Edinburgh and other regional Scottish locations.

Pitman Training has a long history, dating back to 1837, originating with Sir Isaac Pitman's invention of shorthand. It's a well-established provider of vocational training, offering courses and diplomas in various fields.

They offer a wide range of courses, to include IT skills, business and management, accounting, marketing and many more.

Dun & Bradstreet Credit Rating: N2

	For the year to 31/12/23 (in single units)	For the year to 31/12/22 (in single units)	For the year to 31/12/21 (in single units)
Total Assets	£464,909	£384,685	£286,121
Equity Shareholders Funds	£34,875	£25,395	£166,943
Tangible Net Worth	(£115,125)	(£94,065)	£31,943

## raeside + chisholm

### SOLICITORS

Raeside Chisholm Solicitors are a Glasgow based legal service provider with a particular focus on business law, commercial property, conveyancing, family law and litigation.

They were founded in 2012 and pride themselves on being 'a local firm for local people'.

Dun & Bradstreet Credit Rating: A2

	For the year to 30/09/23 (in single units)	For the year to 30/09/22 (in single units)	For the year to 30/09/21 (in single units)
Total Assets	£8,220,019	£8,047,813	£8,690,488
Equity Shareholders Funds	£448,856	£435,673	£405,305
Tangible Net Worth	£448,856	£435,673	£394,055

# Service Charge

There is a service charge in operation for the building. The current total service charge budget for the year end December 2025 is £90,271.92 which is split across two schedules: Schedule 1 for the whole building and Schedule 2 for the internal office common parts.

There is presently a small service charge shortfall in respect of the three office voids of £25,570 per annum. The vendor shall guarantee the void service charge for 24 months from the date of sale.

Further information can be provided to interested parties upon request.

# Tenure

The property is held on a heritable title (Scottish equivalent of English freehold).

# Data Room

Access can be provided to interested parties who formally note interest with the sole selling agent.

# VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

# Legal

Each party will be responsible for their own legal costs incurred in connection with the transaction.

# AML

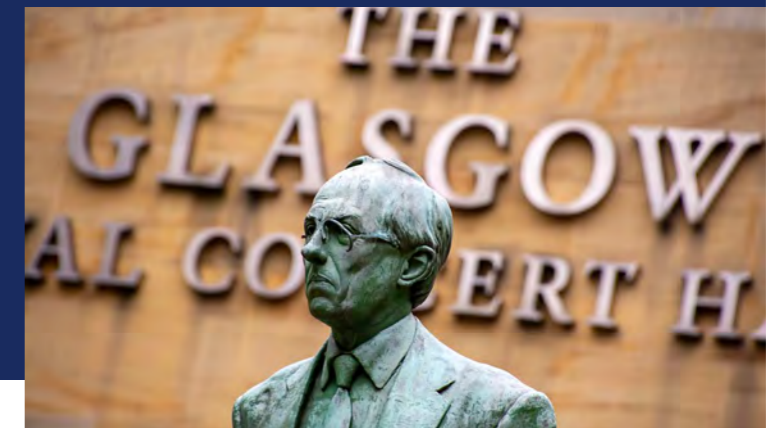
To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties will be required to disclose all relevant information prior to conclusion of missives to enable all parties to meet their respective obligations under the Regulations.

# Proposal

We are instructed to seek offers over **£13,000,000 (THIRTEEN MILLION POUNDS STERLING)** exclusive of VAT for our client's heritable interest subject to and with the benefit of the existing lease.

A purchase at this level would show an attractive Net Initial Yield of **8.00%**, assuming standard purchasers' costs of **6.71%**.



# Viewing & Further Information

# Tontine House



Please contact the sole selling agents:

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#### Disclaimer

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May 2025.

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