

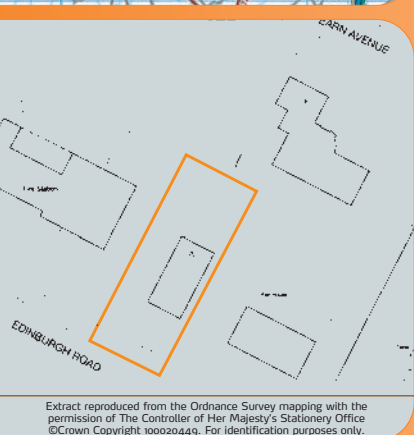
lot 38

Rent
£38,000 per
annum
exclusive

Viewpark Montessori Nursery, Earn Avenue, Righhead Industrial Estate, Bellshill, Nr Glasgow, ML4 3LW

Virtual Freehold Children's Nursery
Investment

- Let until to 2026
- Includes 11 car parking spaces
- Approximately 278.71 sq m (3,000 sq ft)



Location

Miles: Central Glasgow 9 miles
Roads: M73, M74, M8, A725
Rail: Bellshill
Air: Glasgow Airport

Situation

The property is prominently situated on the fringe of a busy industrial estate and immediately north of a dense housing estate close to the busy junction of the A725 and A721.

Description

The property comprises a modern single storey nursery building benefiting from a traditional fit-out as a Montessori nursery. The property also benefits from a car park accommodating some 11 cars and from an external children's play area.

Tenure

Virtual Freehold. Held from North Lanarkshire Council for a term of 999 years from 18th November 1998.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (2)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Nursery	278.71 sq m (3,000 sq ft)	INDIVIDUAL sublet to Alphabet Village Limited	15 years from 23rd July 2011 until 2026	£38,000 (1)	23rd July 2016
Totals		278.71 sq m (3,000 sq ft)			£38,000	

- (1) The current rent reserved of £38,000 was agreed at the 2011 rent review.
(2) The floor area above is as stated in the lease.

For further details please contact:

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