

lot 33

19-27 Old Coach Road G74 4DS 79-85 Kelso Drive G74 4DB 87 & 93 Carron Place G75 0YL and 11 Glenfield Road G75 0RA East Kilbride, Lanarkshire

Rent
£127,066
per annum
exclusive

**A Substantial Portfolio Comprising
5 Heritable Retail and Industrial
Properties**

- Entirely let to South Lanarkshire Council until 2016 on a single lease
- Two fully occupied retail parades in established residential areas
- Three Industrial units located in the established Kelvin Industrial Estate

- Combined total area 2,375.62 sq m (25,578 sq ft)
- Potential for rental increase on reversion
- Break up opportunity
- Six Week Completion



11 Glenfield Road



79-85 Kelso Drive



87 Carron Place



93 Carron Place



lot 33

Rent
£127,066
per annum
exclusive

19-27 Old Coach Road

Location

Miles: 9 miles south-east of Glasgow
45 miles south-west of Edinburgh

Roads: M74, M8

Rail: East Kilbride Station

Air: Glasgow International Airport (16 miles north-west)

Situation

East Kilbride was Scotland's first New Town and has a resident population of c. 80,000. The town is situated 9 miles south-east of Glasgow and is highly accessible with direct links to Junction 5 of the M74. The properties are located in four locations within East Kilbride. The retail parades on Old Coach Road and Kelso Drive are located to the north of the town centre in the Calderwood/East Mains area. The industrial units in Carron Place and Glenfield Road are located within the well established Kelvin Industrial Estate to the south of the town.

Description

19-27 Old Coach Road comprises a parade of five shop units, each arranged on ground floor only.

79-85 Kelso Drive comprises a parade of four shop units, each arranged on ground floor only.

87 Carron Place is an end terrace industrial unit and 93 Carron Place comprises a mid terrace industrial unit, with both units arranged over ground and first floors.

11 Glenfield Road comprises a mid terrace industrial unit arranged over ground and first floors.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Building	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
19 Old Coach Road	Retail	51.53 sq m (555 sq ft)	SOUTH LANARKSHIRE COUNCIL (2)	20 years (less 2 days) from 13/02/1996	£126,066 p.a. plus £1,000 p.a. (1)	11/02/2016
21 Old Coach Road	Retail	53.29 sq m (573 sq ft)				
23 Old Coach Road	Retail	53.29 sq m (573 sq ft)				
25 Old Coach Road	Retail	83.17 sq m (895 sq ft)				
27 Old Coach Road	Retail	82.73 sq m (890 sq ft)				
79 Kelso Drive	Retail	50.86 sq m (547 sq ft)				
81 Kelso Drive	Retail	50.86 sq m (547 sq ft)				
83 Kelso Drive	Retail	50.86 sq m (547 sq ft)				
85 Kelso Drive	Retail	82.03 sq m (883 sq ft)				
87 Carron Place	Industrial	610 sq m (6,566 sq ft)				
93 Carron Place	Industrial	610 sq m (6,566 sq ft)				
11 Glenfield Road	Industrial	597 sq m (6,436 sq ft)				

Totals 2,375.62 sq m (25,578 sq ft) £127,066 (2)

(1) An additional £1,000 pa is payable so long as 85 Kelso Drive is used for the retail sale of alcohol.

(2) There are subtenancies in place at 10 out of the 12 units. A full subtenancy schedule is available in the legal documentation or directly from the auctioneers.

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