

lot 78

12 Fairbairn Road Livingston, West Lothian EH54 6TS

Of interest to
Investors and
Owner
Occupiers

Modern Heritable Office and Warehouse Opportunity

- Prominently positioned in established business location
- Currently occupied by Bathgate Band under a licence agreement
- Approximately 393.13 sq m (4,232 sq ft) with 18 on-site parking spaces

- Excellent communication links close to Junctions 3 & 3A of the M8
- Nearby occupiers including Royal Mail Sorting Office, West Lothian Council and Concept Solutions
- Of interest to investors and owner occupiers



Location

Miles: 15 miles west of Edinburgh
30 miles east of Glasgow
Roads: A71, M8 (Junctions 3 & 3A)
Rail: Livingston North and Livingston South Railway Stations
(21 mins direct to Edinburgh)
Air: Edinburgh International Airport (8 miles)

Situation

Livingston is Scotland's fourth New Town and the administrative centre for West Lothian, located adjacent to Junctions 3 and 3A of the M8 Motorway. The town has attracted occupiers such as Glenmorangie, Johnson & Johnson, Quintiles, Sky, Heineken and Mitsubishi. Fairbairn Road is strategically placed for easy access to the motorway with neighbouring occupiers including Royal Mail Sorting Office and Concept Solutions.

Description

The property, a 2 storey modern office and warehouse building, provides flexible office accommodation over the first floor with further office and ancillary warehouse/storage space on the ground floor. The ground floor warehouse and storage is accessed via a roller shutter door. The property benefits from excellent parking facilities for some 18 cars.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Licencee	Term.	Licence Fee
Ground	Warehouse	83.81 sq m (902 sq ft)	BATHGATE BAND (1)	Licence Agreement from 16th October 2013 (2)	£0 (3)
Ground	Office	102.83 sq m (1,107 sq ft)			
First	Office	206.49 sq m (2,223 sq ft)			
Totals		393.13 sq m (4,232 sq ft)			£0 (3)

- (1) The Bathgate Brass Band is one of the oldest brass bands in Scotland. They perform in various concerts throughout the year in the community as well as contesting in many prestigious competitions throughout Scotland. The Band is also a registered charity (Charity Number: SCO35364) and does charity work in and throughout Scotland by both playing in hospitals and residential homes as well as raising money for local and national charities. (Source: www.thebathgateband.co.uk)
- (2) Landlord may terminate the licence on 60 days' notice served at any time.
- (3) The landlord is currently paying £3,000 per annum to the occupier.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 552 5191
Email: mhairi.jarvis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby
Tel: +44 (0)207 320 3968
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Joint Auctioneer

Ryden
7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN
Tel: +44 (0)131 225 6612
Email: iain.taylor@ryden.co.uk
Ref: Iain Taylor



Seller's Solicitors:

Shoosmiths LLP
Saltire Court, 20 Castle Terrace, Edinburgh; EH1 2EN.
Tel: +44 (0)3700 868000
Email: jill.turnbull@shoosmiths.co.uk/
jodie.dunz@shoosmiths.co.uk
Reference: Jill Turnbull/Jodie Dunz