

# Lot 13

£173,850 per annum  
(5) (9)

## Craigshill Shopping Mall, Livingston, West Lothian EH54 5DZ Heritable Neighbourhood Shopping Mall Investment



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.	Review/ (Reversion)
1	Ground	Retail/Ancillary	49.98 sq m	(538 sq ft)	TRUSTEES OF ASSEMBLIES OF GOD (BANGOR) PENTECOSTAL CHURCH t/a Annie's Orphans	10 years from 28/02/2011	£8,800	(27/02/2021)
2A	Ground	Retail/Ancillary	52.49 sq m	(565 sq ft)	INDIVIDUAL t/a Taste of China	Approx 34 years from 08/06/1992	£10,500	(28/02/2026)
2B	Ground	Retail/Ancillary	96.62 sq m	(1,040 sq ft)	LADBROKES BETTING & GAMING LTD t/a Ladbrokes (1)	15 years from 28/11/2013 (2)	£14,000	28/11/2018 (27/11/2028)
3	Ground	Retail/Ancillary	47.94 sq m	(516 sq ft)	MONEY STATION PROPERTIES LIMITED t/a Money Station	5 years from 07/04/2014	£7,500	(06/04/2019)
4A	Ground	Retail/Ancillary	45.61 sq m	(491 sq ft)	VACANT			
4B	Ground	Retail/Ancillary	54.25 sq m	(584 sq ft)	INDIVIDUAL t/a Traditional Sweet Shop	5 years from 28/04/2017 (9)	£9,250 (9)	(27/04/2022)
5	Ground	Retail/Ancillary	38.46 sq m	(414 sq ft)	INDIVIDUAL t/a Harry Barber	10 years from 01/05/2011	£6,000	(30/04/2021)
6	Ground	Retail/Ancillary	62.52 sq m	(673 sq ft)	INDIVIDUAL t/a The Polish Tradition	10 years from 08/05/2011	£10,750	(07/05/2021)
8	Ground	Retail/Ancillary	66.61 sq m	(717 sq ft)	INDIVIDUALS t/a Chap a Chinio cafe	25 years from 26/08/1993	£5,200	(28/08/2018)
9	Ground	Retail/Ancillary	27.68 sq m	(298 sq ft)	INDIVIDUAL t/a Baxters Hair	25 years from 27/07/1992	£4,400	(26/07/2017)
10A	Ground	Retail/Ancillary	53.14 sq m	(572 sq ft)	INDIVIDUAL t/a Adept Tattoos	5 years from 22/12/2015	£7,500	(21/12/2020)
10B	Ground	Retail/Ancillary	48.59 sq m	(523 sq ft)	INDIVIDUAL t/a Café	5 years from 20/06/2016	£7,600 (3)	(19/06/2021)
11	Ground	Retail/Ancillary	49.42 sq m	(532 sq ft)	INDIVIDUAL t/a Dempster Opticians	25 years from 28/11/1991	£6,850	Tact Relocation (Scottish equivalent of Holding Over)
12	Ground	Retail/Ancillary	103.68 sq m	(1,116 sq ft)	BOOTS UK LIMITED (4)	35 years from 28/11/1991 (5) (5)	£13,500	(26/11/2026)
13/17	Ground	Retail/Ancillary	81.29 sq m	(875 sq ft)	CRAIGSHILL GOOD NEIGHBOURHOOD NETWORK	1 year from 20/06/2016	£4,000	(19/06/2017)
14	Ground	Retail/Ancillary	99.68 sq m	(1,073 sq ft)	MARTIN RETAIL GROUP LIMITED (6)	30 years 28/11/1991 (7)	£12,000	28/11/2021 & 28/11/2026 (27/11/2031)
		Cash Machines	-	(-)	LLOYDS TSB BANK PLC	8 years from 29/11/2006 (8)	£5,500	
1A	First	Retail/Ancillary	63.27 sq m	(681 sq ft)	INDIVIDUAL t/a Armaan Indian Take Away	10 years from 01/03/2017	£10,500	01/03/2022 (28/02/2027)
3A	First	Retail/Ancillary	51.28 sq m	(552 sq ft)	INDIVIDUAL t/a Bodyfit	Approx 18.5 years from 02/02/2012	£13,000	(30/07/2030)
7A/11A	First	Retail/Ancillary	106.46 sq m	(1,146 sq ft)	INDIVIDUAL t/a Marmaris	25 years from 01/08/2005	£12,000	(31/07/2030)
17A	First	Retail/Ancillary	43.94 sq m	(473 sq ft)	INDIVIDUAL t/a Damian Polish Deli	5 years 13/06/2016	£5,000	(12/06/2021)
<b>Totals</b>			<b>1,242.91 sq m</b>	<b>(13,379 sq ft)</b>			<b>£173,850</b>	

- (1) For the year ending 31st December 2015, Ladbrokes Betting & Gaming Limited reported a turnover of £830,679,000, pre-tax profits of £49,866,000 and a total net worth of £1,191,903,000 (Source: Experian Group 25/04/2017).
- (2) The lease is subject to tenant options to determine on 28th November 2020 and 28th November 2025.
- (3) The tenant is currently benefitting from a half rent period due to expire on 20th December 2017. The seller has agreed to adjust the completion monies so that the unit will produce £7,600 p.a.x. from completion of the sale.
- (4) For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a total net worth of £367,000,000 (Source: Experian Group 25/04/2017).
- (5) Terms have been agreed and are due to complete imminently, for a new 10 year lease from 27th November 2016 at a rent of £13,500 p.a.x, subject to a tenant option to determine on 27th November 2021.
- (6) For the year ending 29th November 2015, Martin Retail Group Limited reported a turnover of £301,340,000, pre-tax profits of £7,001,000 and a total net worth of £53,429,000 (Source: Experian Group 25/04/2017).
- (7) The lease is subject to a tenant option to determine on 28th November 2021 and 28th November 2026.
- (8) The lease is continuing on a rolling basis.
- (9) The lease has been agreed and is due to complete imminently. The lease will be subject to a tenant option to determine on the 3rd anniversary of the term.

### Key Details

- Comprises 20 retail units
- Totalling approximately 13,379 sq ft
- Includes car parking
- Situated within densely populated residential area
- For further information please visit [www.craigshillshoppingmall.com](http://www.craigshillshoppingmall.com)

### Location

**Miles:** 14 miles west of Edinburgh  
30 miles east of Glasgow  
**Roads:** A71, M8 (Junction 3)  
**Rail:** Livingston North & Livingston South Railway Stations  
**Air:** Edinburgh International Airport

### Situation

Craigshill is a densely populated residential area to the east of Livingston town centre. The property is situated within a commercial hub surrounded by residential housing and is accessed from Almond E Road to the south and Adelaide Street to the north. Neighbouring occupiers include Co-operative Food, Craigshill Health Centre, Almondbank Library and Beattie School Campus.

### Description

The property comprises a neighbourhood shopping arcade built over two floors and is arranged as two terraces with a glass covered central mall. The centre extends to provide 20 retail units, two cash machines and car parking.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion



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