

Units 1, 2, 3 & 4 Spiersbridge Terrace, Thornliebank Industrial Estate, Glasgow G46 8JH

Heritable Industrial Investment

Lot 44

£33,400 per annum exclusive (3)



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground First	Warehouse/Office Ancillary	274.60 sq m (2,956 sq ft) 37.20 sq m (400 sq ft)	WOLSELEY UK LIMITED (1) t/a Plumb Center	10 years from 27/05/2017 (3)	£15,400	27/05/2022 (26/05/2027)
2 & 3	Ground	Warehouse/Office	279.00 sq m (3,003 sq ft)	DAVID MYLETT MOTOR ENGINEERS LIMITED	6 years from 24/06/2014	£18,000	24/06/2017 (23/06/2020)
4	Ground	Warehouse/Office	210.90 sq m (2,270 sq ft)	VACANT			
Total			801.70 sq m (8,629 sq ft)			£33,400 (3)	

- (1) With over 490 branches nationwide, Plumb Center is one of the UK's leading suppliers of plumbing and heating products (Source: www.plumbcenter.co.uk).
- (2) The lease provides for a tenant option to determine on 26th May 2022. If the tenant does not exercise their option to determine they will benefit from a rent free period from 27th May 2022 until 26th November 2022.
- (3) The lease provides for fixed increases in rent. In year one the rent is £10,800 p.a.x., in year two the rent will increase to £11,950 p.a.x., in year three the rent will increase to £13,100 p.a.x., in year four the rent will increase to £14,250 p.a.x and in year five the rent will increase to £15,400 p.a.x. The seller has agreed to adjust the completion monies so that the unit will effectively produce £15,400 p.a.x. from completion of the sale.

Key Details

- Comprises three industrial units
- Unit 1 let to Wolseley UK Limited t/a Plumb Center on a recently renewed 10 year lease (subject to option)
- Benefits from roller shutter doors, car parking and a secure yard
- Situated on an established industrial estate

Location

Miles: 6 miles south-west of Glasgow City Centre
 Roads: A727, M77 (Junction 3)
 Rail: Thornliebank Railway Station
 Air: Glasgow International Airport

Situation

Thornliebank Industrial Estate is a popular and established industrial location six miles from Glasgow City Centre and is strategically located at junction 3 of the M77, which provides access to Glasgow to the north and Kilmarnock to the south. The property is prominently situated within the heart of the estate, on the north side of Spiersbridge Terrace.

Description

The property comprises three self-contained industrial units which form part of a larger terrace and provide ground floor warehouse and office accommodation, with additional ancillary accommodation on the first floor. The property benefits from an eaves height of 3 metres, roller shutter doors, car parking and a secure palisade fenced yard.

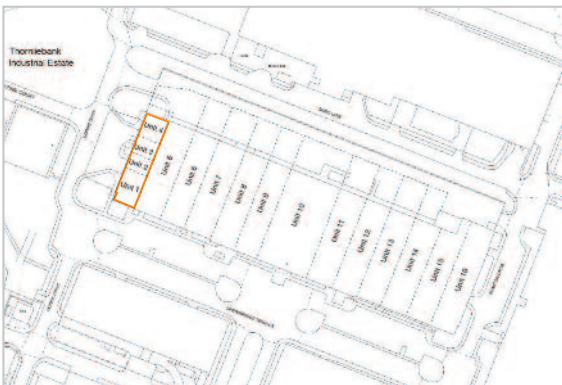
Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six Week Completion



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Acuitus
 Mhairi Jarvis
 +44 (0)131 552 5191
 mhairi.jarvis@acuitus.co.uk

Acuitus
 Will Moore
 +44 (0)20 7034 4858
 will.moore@acuitus.co.uk

Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP
 Eilidh Mactier
 +44 (0)141 304 6242
 eilidh.mactier@cms-cmno.com