

# Unit 2A Coatdyke Retail Park, 51 Locks Street, Coatbridge, North Lanarkshire ML5 3RT

Heritable Trade Counter Investment

**Lot 56**

£24,479 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Trade Counter	343.73 sq m (3,700 sq ft)	TRAVIS PERKINS (PROPERTIES) LIMITED (1) t/a Tile Giant	10 years from 27/11/2012 on a full repairing and insuring lease	£24,479	20/11/2017 (26/11/2022)
<b>Total</b>		<b>343.73 sq m (3,700 sq ft)</b>			<b>£24,479</b>	

(1) For the year ending 31st December 2016, Travis Perkins (Properties) Limited reported a turnover of £76,937,000, pre-tax profits of £90,233,000 and a total net worth of £504,303,000 (Source: Experian Group 08/11/2017).

### Key Details

- Let to Travis Perkins (Properties) Limited t/a Tile Giant
- Tenant did not exercise their November 2017 break option
- Situated on established retail park along the M8 corridor

### Location

**Miles:** 10 miles east of Glasgow  
**Roads:** M8, M73, M74, M80  
**Rail:** Coatdyke Railway Station  
**Air:** Glasgow International Airport

### Situation

The property is situated on the established Coatdyke Retail Park, approximately 10 miles east of Glasgow city centre and 2 miles from the M8 which provides access to Glasgow to the west and Edinburgh to the east. Nearby occupiers include J&W Carpets, Go Outdoors, Poundstretcher and Club 3000.

### Description

The property comprises a trade counter unit totalling 343.73 sq m (3,700 sq ft). The property benefits from the use of substantial car parking facilities.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.



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