

# Lot 47

£161,333.33 per annum exclusive

## Glenearn Road Trade Park, Glenearn Road, Perth, Perthshire PH2 0NJ

Heritable Retail/Trade Counter/Industrial Investment





## Tenancy and accommodation

Unit	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
A	Retail	989.48 sq m (10,651 sq ft)	GLENEARN FLOORING OF PERTH LIMITED (1)	10 years from 14/06/2016 (2)	£64,000	14/06/2021 (13/06/2026)
B	Retail	322.55 sq m (3,472 sq ft)	BATHSTORE.COM LIMITED (3)	25 years from 20/03/2000 (3)	£46,000	30/03/2020 (19/03/2025)
B1	Trade Counter/ Industrial	421.58 sq m (4,538 sq ft)	VACANT	-	-	-
C	Trade Counter/ Industrial	392.41 sq m (4,224 sq ft)	D + G AUTOCARE LIMITED (4)	10 years from 01/03/2015	£25,000 rising to £28,000 in March 2020	(28/02/2025)
D	Storage/ Ancillary	82.68 sq m (890 sq ft)	EVEN KEEL CONTRACTS LIMITED	5 years from 26/10/2017 (5)	£4,000	(25/10/2022)
E	Gym	243.03 sq m (2,616 sq ft)	EVEN KEEL LIMITED t/a Curves (6)	5 years from 16/10/2017	£9,000	(15/10/2022)
Yard	Car wash	-	(-) SOAPER STARS (PERTH) LIMITED (7) with a guarantee from Perthshire Glazing Co Limited	5 years from 05/01/2015	£13,333.33 rising to £14,583.33 in January 2019	(04/01/2020)
<b>Total</b>		<b>2,451.72 sq m (26,391 sq ft)</b>			<b>£161,333.33</b>	

- (1) Founded in 1995, Glenearn Flooring is East Scotland's largest independent flooring store (Source: www.glenearn.co.uk 18/04/2018). Glenearn Flooring have occupied this unit for over 20 years and have recently refitted.
- (2) The lease is subject to a tenant option to determine on 14th June 2021. If the tenant does not exercise the break option, then a 3 month rent free period will be granted from 14/06/2021.
- (3) Bathstore are the largest specialist bathroom retailer in the UK, operating from 164 stores nationwide (Source: www.bathstore.com 18/04/2018). This unit has been recently refitted. Whilst the property was originally let for a term of 10 years from 20th March 2000, the tenant extended their lease in 2011 and in 2017. The tenant has therefore been in occupation on this site for 18 years.
- (4) D + G Autocare specialise in MOTs, tyres, exhausts and brakes and trades from 15 garages across central Scotland (Source: www.dandgautocare.co.uk 18/04/2018). The tenant has been in occupation on this site for 10 years having moved from a smaller site within the park.
- (5) The lease is subject to a tenant option to determine on 26/04/2020.
- (6) Curves operate franchises in countries including UK, Spain, France, Belgium, Ireland and Switzerland. They provide more than 4,500 fitness clubs and are present in 76 countries (Source: www.curves.com 18/04/2018).
- (7) Soaper Stars trade from another site in Perth. A rent deposit of £3,000 is held by the Vendor and the lease is subject to a guarantee.

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### Key Details

- Prominent retail/trade counter/industrial park on main arterial road
- Bathstore, Glenearn Flooring and D + G Autocare trading at the property for 10-20 years
- Approximately 26,391 sq ft (GIA) with parking
- Asset management potential
- Nearby occupiers include Tesco Extra, MKM Building Supplies, Howdens Joinery, Jewson and Skoda
- Prominent position less than one mile south of Perth City Centre

### Location

**Miles:** 19 miles west of Dundee  
31 miles north-west of Edinburgh

**Roads:** A85, A90, M90

**Rail:** Perth Railway Station

**Air:** Edinburgh Airport

### Situation

Perth is one of the fastest growing cities in Scotland and benefits from excellent road and rail communications. The property is situated on the eastern side of Glenearn Road, one of Perth's main arterial roads, less than one mile south of Perth City Centre. Nearby occupiers include Tesco Extra, MKM Building Supplies, Howdens Joinery, Jewson and Skoda.

### Description

The property comprises three trade counter units, a tyre and exhaust centre and a gym, arranged on the ground floor only, with a car wash to the rear. The property benefits from 22 marked spaces, with further parking for about 10 cars.

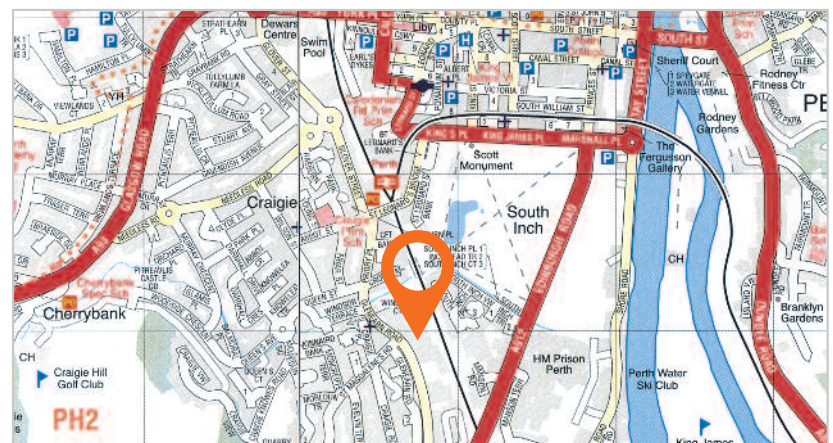
### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion



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