

FOR SALE

INDUSTRIAL INVESTMENT/S

LOT 1 - UNIT 12
LOT 2 - UNITS 20 & 21

NAPIER SQUARE, LIVINGSTON, EH54 5DG

AVAILABLE AS A SINGLE LOT OR TWO SEPARATE LOTS

 GRAHAM
SIBBALD

0131 240 5311
g-s.co.uk

Ryden.co.uk
0131 225 6612



LOT 1

Tenant

Shraz Ali + Zain Rasul t/a Rally Autocare

Lease

10 years from 18th March 2019 at
£13,200 per annum (£5.18 per sq ft)

Rent Deposit

£3,960

Rent Review

2024 + Tenant Break (6 months notice)



LOT 2

Tenant

Window Supply Company Limited

Lease

10 years from Jan 2019 at £60,000
per annum (£3.15 per sq ft)

Rent Review

2024 + Tenant Break (6 months notice)



LOCATION

Livingston lies immediately adjacent to Junction 3 of the M8 Motorway and is strategically located approximately 17 miles to the west of Edinburgh and 31 miles to the east of Glasgow. The M8 provides direct links to the M9 (Stirling), M90/A90 (Dundee/Aberdeen) and M73/M74 interchange, allowing all parts of the Scotland and Northern England to be easily accessed.

Houstoun Industrial Estate is Livingston's premier industrial location. Access from Junction 3 of the M8 is via Livingston Road (A899), turning first left onto Houston Road and then left onto Muir Road.

DESCRIPTION

The subjects comprise 2 industrial units each with office accommodation, toilets, and dedicated secure yard space.

Each property benefits from the following specification:

- Solid concrete floors
- Vehicle inspection pit in Unit 12
- Brick/profiled metal sheet walls
- Roller shutter vehicular access/loading
- Showroom + office accommodation
- Tea Preparation Facilities
- External security lighting
- 3 phase power
- Eaves heights from 3.7m to 6.5m (unit 21)
- Overhead compressed air line system within Units 20 & 21



ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Areas have been calculated:

Floor Area	Sq m	Sq ft
Unit 12	236.57	2,546
Units 20 & 21	1,769.21	19,043
Units 20 & 21 Yard	960.00	10,333

REFURBISHMENT

The vendor has carried out refurbishment work to Units 20 & 21 (£100,000). A copy of the Schedule of Works can be supplied to genuinely interested parties.

TENANCY DETAILS

A summary of the tenancy information is provided below:

Unit	Lease Start	Lease Expiry	Tenant Break	£ Rent pa	£ Rent per sq ft
Unit 12	18/03/2019	17/03/2029	5th year (6 mths)	£13,200	£5.18
Units 20 & 21	11/01/2019	10/03/2029	5th year (6 mths)	£60,000	£3.15

Both leases are subject to Schedules of Condition.

ASSESSMENT

The properties are separately assessed and listed on the Scottish Assessors Website as follows:

Unit 12 Rateable Value £10,100

Units 20 & 21 Rateable Value £64,000

EPC'S

Copies of the Energy Performance Certificates can be supplied to genuinely interested parties.

Unit 12 - EPC Rating G

Units 20 & 21 - EPC Rating F

PRICE

The properties are available to purchase at offers in excess of £795,000, equating to a Net Initial Yield of 8.74%, after standard purchasers costs are applied. A purchase at this level would represent a low capital rate of £36.82 per sq ft.

VIEWING + FURTHER INFORMATION

Viewing is strictly by prior appointment with the Joint Selling agents:

Sandy Gilmour
sandy.gilmour@g-s.co.uk

Keith Watters
keith.watters@g-s.co.uk

Nick Armstrong
nick.armstrong@ryden.co.uk

Alan Herriot
alan.herriot@ryden.co.uk

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