

Industrial Investment/Owner Occupier opportunity



Unit 4, 75 Beardmore Way | Clydebank Industrial Estate | Clydebank | Glasgow | G81 4HT

£625,000

OFFERS IN EXCESS OF

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SUMMARY

- Large Industrial Warehouse & Workshop with Yard
- Situated within self-contained secure site
- Vacant possession available in January 2019
- Suitable for both investors and owner occupiers
- Rare purchase opportunity
- No VAT on purchase price
- Offers in excess of £625,000



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LOCATION

Clydebank is an important conurbation of Glasgow, situated approximately 8 miles north-west of the city centre and has a resident population of approximately 46,000 with an estimated catchment population of approximately 290,000. The A814, which joins the A 82 approximately 2 miles to the north-west of Clydebank, provides access to Glasgow city centre, joining the M8 at Junction 19. The town is well-connected by rail to Glasgow to the east and Dumbarton and Helensburgh to the west.

SITUATION

The premises are situated on Beardmore Way within the well-established Clydebank Industrial Estate. The estate contains a variety of units in terms of size and construction, some constructed in the 1970's and others in the late 1980s/early 1990s. There are a mixture of owner occupiers and tenants within the estate including Terasaki Electric (Europe) Ltd, Sub-sea Pipeline Production Ltd and Malcolm Insulation Ltd.

The HCI Hospital and Beardmore Hotel lie directly to the east of the property.

In addition, work to regenerate the former John Brown's shipyard in Clydebank for housing, retail, leisure and health facilities is moving forward.

Queens Quay will be a mixed use waterfront development costing £250 million.



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DESCRIPTION

The property comprises a main warehouse with single storey office block attached and a smaller detached warehouse/workshop, all contained within a level secure site.

Main Warehouse

The building is of steel portal frame construction with dwarf brick/block dado walls and full height profiled aluminium sheet above and pitched roof with profiled sheet covering.

There is an electrically operated door to the north elevation allowing for easy loading and unloading.

Internally, there is a concrete sectional floor, block infill walls and insulated panels to the roof. There is a mixture of fluorescent and mercury vapour lighting.

The unit also has a large functional mezzanine storage area.

Office Block

The office is of brick cavity wall construction with flat roof. The offices have double glazed windows, gas central heating and ladies and gents toilets. The accommodation would benefit from a degree of refurbishment and upgrading.

Workshop

A detached stand-alone unit of steel portal frame construction, with brick/block dado walls and profiled aluminium sheeting above. Internally the unit has been sub-divided by means of a full height block partition and this could easily be removed to provide open plan workshop/warehouse space. The building has concrete floor with fluorescent lighting and small office and toilet block.



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ACCOMMODATION

We have been provided with the following gross internal floor areas:-

Main Warehouse	1,491.64 sq m (16,056 sq ft)
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Office block	267.82 sq m (2,882 sq ft)
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Workshop	436.00 sq m (4,693 sq ft)
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TOTAL	2,195.46 sq m (23,631 sq ft)
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Mezzanine	1,073.98 sq m (11,560 sq ft)
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Main warehouse	Eaves height 4,76m (15ft 4ins)
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Workshop	Eaves height 4,76m (15ft 4ins)
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Site area	6,160sq m (1.52 acres)
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TENURE

Heritable (Scottish equivalent of English freehold).
The property is currently owner occupied.

RATEABLE VALUE

The premises are currently entered in the Valuation Roll with Net Annual Value/Rateable Value of £67,500.

Empty industrial properties can get full relief from business rates for the first 6 months that they are empty. They can then get a 10% discount after that.

VAT

It is understood that the property is not opted to tax and therefore VAT will not be payable on the purchase price.

ASSET MANAGEMENT OPPORTUNITIES

We believe the property offers an opportunity to both owner occupiers and investors:

- Purchase for owner occupation
- Let entire complex to a single occupier
- Let main warehouse and workshop to separate tenants
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PROPOSAL

We are instructed to seek offers in excess of **£625,000** (Six Hundred and Twenty Five Thousand Pounds), subject to contract and with the benefit of vacant possession.

PURCHASE CONSIDERATIONS

1. Rare opportunity to purchase large industrial complex;
2. Property capable of sub-division;
3. Mature established industrial location;
4. Strong letting demand;
5. Suitable for owner occupiers and investors;
6. No VAT payable on purchase price.



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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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Finance Act 1989

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