



**ALLIED  
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SCOTLAND**

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## FOR SALE

### **Small Multi Let Industrial Complex 3 Lyon Road, Linwood Industrial Estate, Linwood PA3 3BQ**

- Income - £56,820 p.a.
- ERV - £69,820 p.a.
- WAULT - 3.15 years
- Exceptional letting history
- Eaves Height - 6.85m (22ft 6in)
- Good motorway access
- Close to Glasgow International Airport



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## LOCATION

The property is situated in Linwood Industrial Estate next to Phoenix Park, just off the Lincrive Interchange on the A737, 1.5 miles to the southwest of Glasgow International Airport. Glasgow city centre is 11 miles to the east and is well located to access both North Ayrshire and Inverclyde.

## DESCRIPTION

The property comprises a terrace of 5 similar sized industrial units each with dedicated car parking and shared yard space. There is also a secure yard currently used for storage adjoining the south gable of the terrace. The units offer a standard eaves height of 6.85m (22ft 6in).

## TENANCIES

Four of the five units and yard are held on full repairing and insuring lease agreements with the remaining unit currently on the market. The WAULT at date of marketing is 3.15 years. The principal terms of lease are detailed in the table attached.

## ACCOMMODATION

Each unit comprises a workshop with varying sized internal offices. The GIA of each unit is

Unit	Sq M	Sq Ft
A	337.43	3,632
B	334.04	3,596
C	276.83	2,980
D	276.83	2,980
E	286.70	3,086
<b>TOTAL</b>	<b>1511.83</b>	<b>16,274</b>
Yard	505.00	

## RATING ASSESSMENTS

Unit	Rating
A	£9,800
B	£9,700
C	£7,900
D	£7,800
E	£7,800
Yard	/

## MANAGEMENT FEE

5% Management Charge.

Please note Units A & B currently share water and electricity charges. Each Tenant is invoiced by the Landlord on an equitable basis. Until very recently, the development has been privately managed by our client and therefore detailed service charge information is not available.

## EPC

Unit	Rating
A	G
B	G
C	G
D	G
E	G

## PRICE

Our client is seeking offers in excess of £675,000 for their heritable interest. After purchaser costs, the investment will provide a reversionary yield of 10.13%, allowing for purchaser costs at 5.0% based on an estimated rental income of £69,820 p.a.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT.

## OFFERS

In the normal Scottish form addressed to this office.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

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### TENANCIES

Unit	Tenant	Rent (p.a.)	Lease Termination	Deposit
A	Pipeline Supplies & Controls Ltd	£14,450	1 <sup>st</sup> December 2021	Yes
B	Ryan Hutchins	£14,500	31 <sup>st</sup> October 2024	Yes
C	Vacant	Q £13,000		
D	Strathclyde Fire Board	£11,920	1st April 2023	No
E	William Gaylor	£12,350	1 <sup>st</sup> November 2020	No
Yard	D S Carriers Ltd	£3,600	30 <sup>th</sup> November 2029	No
	<b>TOTAL RENT:</b>	<b>£56,820</b>		