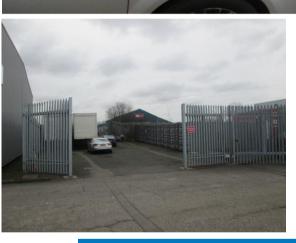


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FOR SALE

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

Commercial Valuation | Agency | Investment Advice Building Consultancy | Lease Renewals and Rent Review | Energy Reports



LOCATION

The property is situated in Linwood Industrial Estate next to Phoenix Park, just off the Linclive 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 |
|-------|---------|--------|
| А | 337.43 | 3,632 |
| В | 334.04 | 3,596 |
| С | 276.83 | 2,980 |
| D | 276.83 | 2,980 |
| E | 286.70 | 3,086 |
| | | |
| TOTAL | 1511.83 | 16,274 |
| | | |
| Yard | 505.00 | |

RATING ASSESSMENTS

| Unit | | | |
|------|--------|--|--|
| A | £9,800 | | |
| В | £9,700 | | |
| С | £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 | |
| В | G | |
| С | 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

gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com

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

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