



M74

To Glasgow

Raith Interchange

Whistleberry Industrial Estate

# PRIME MULTI LET INDUSTRIAL INVESTMENT

- > ESTABLISHED INDUSTRIAL AND DISTRIBUTION LOCATION
- > CLOSE PROXIMITY TO M74 AND NATIONAL ROAD NETWORKS
- > ASSET MANAGEMENT OPPORTUNITIES
- > OFFERS IN EXCESS OF £1,000,000 ARE SOUGHT REFLECTING A NET INITIAL YIELD OF 8.27%
- > PASSING RENT: £87,500 PA
- > ERV: £128,791PA (REVERSIONARY YIELD OF 12.18%)

**CLOSING DATE SET, 28<sup>th</sup> OCTOBER , 12 NOON**

# FOR SALE

## WHISTLEBERRY INDUSTRIAL ESTATE, BLANTYRE, ML3 0ED

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## LOCATION

The subjects are located within Whistleberry Industrial estate, an established and popular industrial location, within the South Lanarkshire Town of Blantyre.

Blantyre has a resident population of circa 17,705 and a wider catchment area of circa 313,800 persons. Blantyre is located immediately to the West of the town of Hamilton, which serves as the major services and administrative centre for South Lanarkshire, some 8 miles to the South East of Glasgow City Centre,

Blantyre has an excellent communications network with the A725 East Kilbride Expressway providing immediate access to Scotland's motorway network, including the M8 to Glasgow and Edinburgh (42 miles) and the M74 to Carlisle (85 miles) and then South into England. Both Glasgow and Edinburgh International Airports are within a 45 minute drive and the Eurocentral Rail Freight Terminal is only 6 miles away.

## DESCRIPTION

Whistleberry Industrial Estate comprises of 8 industrial units contained within three industrial terraces arranged around a central communal yard area. The modern units are of steel frame construction with profile metal clad elevations and roofs incorporating translucent panels.

Each unit benefits from an attractive workshop/industrial space along with office accommodation, loading bay, dedicated car parking, roller shutter doors, 4.00m clear eaves height and staff welfare/wc facilities.

## SITE

Using Promap online mapping software, we estimate the site area to extend to approximately 2.17 Acres (0.87 Hectares).

## PLANNING

We understand that the estate benefits from Planning Consent for its existing use falling within Class 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. The subjects may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## EPC's

A copy of the energy performance certificates can be provided to interested parties upon request.

## TENURE

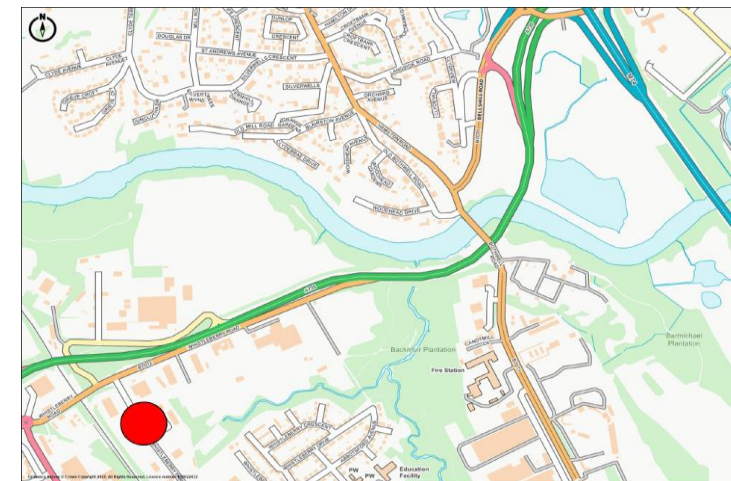
Heritable Interest.

## SERVICE CHARGE

A service charge exists in respect of the common parts of the industrial estate and is currently estimated at £1.18 per sq ft.



## WHISTLEBERRY INDUSTRIAL ESTATE, BLANTYRE, ML3 0ED



**For further information or viewing arrangements please contact the sole agents:**

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **September 2020**

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## TENANCY SCHEDULE

Property Address	Tenant Name	Size SQFT	Lease Start	Expiry Date	Rent Per Annum	Rental Rate (£psf)	Break Date	Next Rent Review
Unit 1, Block 1, Whistleberry Industrial Estate	AF Precision Engineering Ltd	3,088	Estimated -Sep 20	Estimated - Sep 25	£13,000	£4.20 **	Sep-23	
Unit 2, Block 1, Whistleberry Industrial Estate	DH Stainless Limited	3,699	26/04/2010	25/04/2020*	£18,500	£5.00	*Tacit	
Unit 3, Block 2, Whistleberry Industrial Estate	Welby Healthcare Ltd	2,234	01/04/2015	31/03/2020*	£19,000	£8.50	*Tacit	
Unit 4, Block 2, Whistleberry Industrial Estate	Vacant	3,089						
Unit 5, Block 3, Whistleberry Industrial Estate	Vacant	2,042						
Unit 6, Block 3, Whistleberry Industrial Estate	Primaflow Ltd	2,042	14/08/2020	13/08/2025	£13,000	£6.36		
Unit 7, Block 3, Whistleberry Industrial Estate	Dynamic Construction	2,046	05/05/2016	04/05/2026	£12,000	£5.86		03/09/2021
Unit 8, Block 3 Whistleberry Industrial Estate	Wilson's Furnishers Limited	2,042	20/08/2018	19/08/2023	£12,000	£5.86		
<b>Total</b>		<b>20,282</b>			<b>£87,500</b>			
* Tacit	** Tenant undertook repairs to unit prior to occupation							

### WAULT

The current average unexpired lease term to break is 2.37 years

### ERV

We estimate the ERV to be £128,791 pax

### DATA ROOM

A data room has been provided and further information can be made available upon written request to the sole selling agents.

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## PRICE

Offers in **excess of £1,000,000** are invited for our clients heritable interest in the subjects. An offer at this level would reflect a NIY of 8.27% after allowing for purchasers costs and reflects a capital rate of £49.30 psf.

There are immediate asset management opportunities available within the estate. We estimate the potential ERV of the estate to equate to circa £128,791 pax. This would provide a reversionary yield of 12.18% based on the quoting price.

## VAT

The properties are elected for VAT however it is anticipated that any sale can take place by way of a Transfer of a Going Concern (TOGC).

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## VIEWINGS

Viewings are by appointment only and via the sole selling agents.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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