

## INVESTMENT OPPORTUNITY

- > TRADE COUNTER WAREHOUSE OVER 2 SEPARATE BUILDINGS ON BUSY TRADING ESTATE
- > LET TO MGM TIMBER (SCOTLAND) LIMITED UNTIL 28<sup>TH</sup> FEBRUARY 2033 WITHOUT BREAK
- > GROSS AREA – 2,013.73 SQ.M (21,676 SQ.FT)
- > RENT - £109,000 P.A. INCREASING TO £119,000 P.A. 1<sup>ST</sup> MARCH 2026.
- > PRICE - £1.45 MILLION REFLECTING A NET INITIAL YIELD OF 7% INCREASING TO 7.7%.



# INVESTMENT FOR SALE

**1 WEST MAINS INDUSTRIAL ESTATE, GRANGEMOUTH, FK3 8YE**

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**LOCATION**

Grangemouth is strategically located within the heart of central Scotland providing excellent access to the surrounding motorway network. The town is home to one of the largest petrol chemical plants in Europe and also one of Scotland’s primary port facilities.

The building is located within West Mains Industrial Estate one of the primary trading locations within Grangemouth lying just off the M9 motorway. The buildings are located at the rear of the estate and contained upon a large self-contained site.

**DESCRIPTION**

The subjects comprise two adjoining trade counter warehouse units with concrete surfaced yard.

The larger unit to the west of the site dates from around the 1980s provides a showroom and office with large open plan warehouse to the rear. It is of traditional steel portal frame construction clad with profile metal sheeting.

The second unit to the west of the site comprises a modern steel portal frame property clad externally with profile metal sheeting and with pitched profile metal sheet roof over.

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Unit 1	1,330.36	14,320
Unit 1B	638.37	7,356
<b>TOTAL</b>	<b>2,013.73</b>	<b>21,676</b>

**LEASE SUMMARY**

The lease terms can be summarised as follows and a copy of the 2 separate lease agreement can be provided to all seriously interested parties.

Tenant – MGM Timber (Scotland) Limited

Lease Term – Lease extended from 1<sup>st</sup> March 2023 until 28<sup>th</sup> February 2033, without break.

Rent – Total rent of £109,000 per annum, rising to £119,000 per annum on 1<sup>st</sup> March 2026, with next review 1<sup>st</sup> March 2028.

Comments – Full repairing and insuring lease. The tenant will be granted a 6-month rent free period from 1<sup>st</sup> March 2026.

**RATABLE VALUE**

The property has been assessed for rating purposes at £104,000

**TERMS**

Our client is offering their heritable interest for sale , subject to the existing occupational lease , at offers in the region of £1,450,000.

**EPC**

Available upon request.

**VAT**

Prices are quoted exclusive of VAT.



### LEGAL COSTS

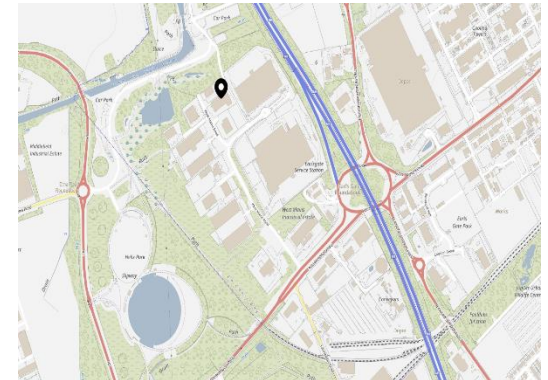
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

### MONEY LAUNDERING

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 and 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.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee , DD1 1XA

Jonathan Reid – j.reid@shepherd.co.uk 01382 878005

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. **MAY 2024**

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