



PRIME TRADE COUNTER & INDUSTRIAL INVESTMENT
Units 1, 2 & 10 James Street, Righead Industrial Estate, Bellshill, ML4 3LU

INVESTMENT SUMMARY

- 3 modern trade counter and industrial units extending to 20,329 sq ft.
- Prime industrial, trade counter and distribution location in Central Scotland.
- Prominent location within Righead Industrial Estate, Bellshill.
- 3 high quality tenants : Edmundson Electrical Ltd, SIG Trading Ltd and Saltire Facilities Management Ltd.
- Annual rent £134,063 pa.
- Estimated Rental Value £141,014 pa.
- WAULT of 6.71 years.

Offers in excess of **£1,625,000** reflecting a net initial yield of **7.81%** with a reversionary yield of **8.21%** (December 2015) assuming purchasers costs of 5.70%.



Mercedes Benz

Morrisons Regional
Distribution Centre

BSS, Screwfix, Arco &
Eurocarparts

Scania

Howdens & Dingbro

Starthlyde Park

1, 2 & 10 JAMES ST

Hilton Hotel

Saint Goban

Evans easyspace

DHL

Devro

DHL

Units 1, 2 & 10 James Street, Righhead Industrial Estate, Bellshill, ML4 3LU

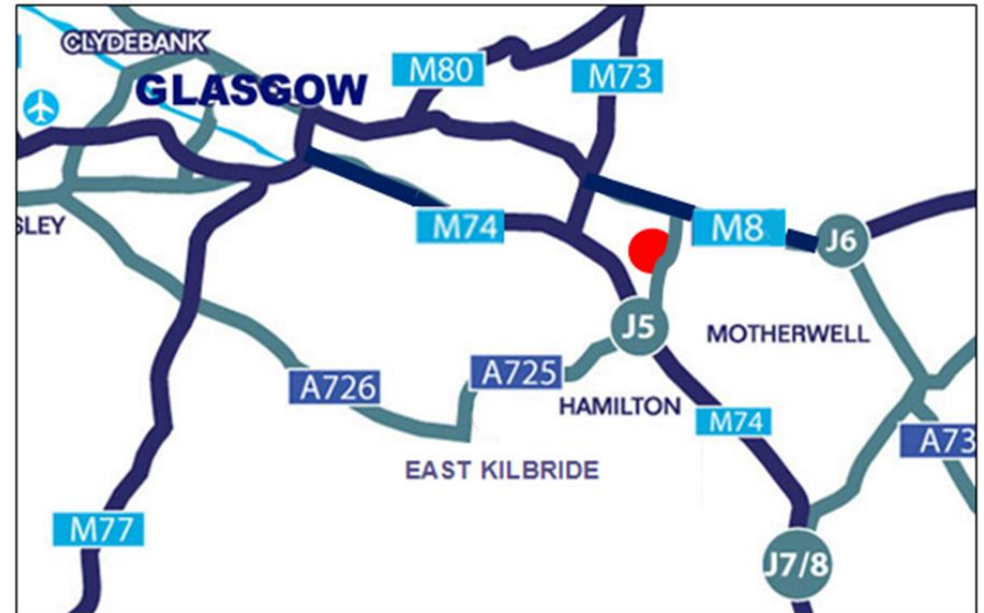


LOCATION

Bellshill Industrial Area incorporates Righead and Bellshill North Industrial estates, straddling the A725 which links the M74 with the M8. Its strategic position at the heart of the Scottish roads network has led to Bellshill being established as a prime industrial, trade counter and distribution location. Occupiers include Morrisons Regional Distribution centre, Saint Gobain, TNT, DHL, Scania, Howden Joinery, ATS, Euro Carparts, ARCO, BSS and Screwfix.

Righead also adjoins Strathclyde Business Park which provides over 1.4m sq ft of business and lifestyle space including a Hilton Hotel and Living Well Leisure Centre, Virgin Media, Scottish Power and Scottish Enterprise. The subject property is located in a prominent position on James Street, the main estate road within Righead Industrial Estate.

A £500m Motorway Improvements Project is underway including upgrading the A8 to motorway status and the upgrading of the M8 and M74 Bellshill junctions. These improvements are scheduled for completion by Spring 2017.



DESCRIPTION

The property comprises 3 modern industrial properties. All units are of steel portal frame construction with brick/block lower walls and insulated profile cladding to the upper walls and roof. All units have electric roller shutter doors.

Units 1 & 2 - Trade counter units constructed in 2005 extending to 5,580 sq ft and 5,613 sq ft respectively. Internally each unit provides a trade counter area, warehouse and office. Both tenants have created mezzanine storage areas. There is a common yard and parking area to the front of the units. Eaves height of 5.00 metres.

Unit 10 – Standalone building constructed in 2009. The secure yard provides 44 car parking spaces. Eaves height of 5.50m.

Ground - Warehouse	1,770 sq ft
Ground - Office	4,296 sq ft
First - Office	3,070 sq ft
Total	9,136 sq ft

In addition there is a 1,365 sq ft mezzanine area in the warehouse.





TENANCY

UNIT	TENANT	AREA (SQ FT)	LEASE START	RENT REVIEW	LEASE EXPIRY	TERM UNEXPIRED	RENT (PA)	RENT (PSF)	ERV (PA)	ERV (PSF)	COMMENTS
1	Edmundson Electrical Ltd	5,580	19/12/05	19/12/15	18/12/25	10.49	£32,500	£5.82	£39,451	£7.07	
2	SIG Trading Ltd	5,613	07/04/06	07/04/16	06/04/21	5.79	£39,688	£7.07	£39,688	£7.07	Fixed increase from £36,080 to £39,688 on 07/04/2016 to be topped up by vendor.
10	Saltire Facilities Management Ltd	9,136	15/10/10	15/10/15	14/10/20	5.31	£61,875*	£6.77	£61,875	£6.77	Photo Schedule of Condition. RPI based review collar and capped at £57,750 and £61,875. Pre review rent £55,000.
TOTAL		20,329					£134,063		£141,014		

* Current RPI would result in the rent at the 15/10/15 rent review exceeding the cap of £61,875. The vendor will therefore top-up the rent to to the capped level.



Edmundson Electrical Ltd
(Co No 02667012)

Edmundson Electrical Ltd trade from over 250 locations throughout the UK providing a wide range of electrical products . In the year to 31/12/2013 Edmundson Electrical Ltd reported a turnover of £1,093,411,000, a pre-tax profit of £58,066,000 and a net worth of £321,272,000.



Saltire Facilities Management Ltd
(Co No SC211524)

Saltire Facilities Management Ltd is Scotland's premier heating provider specialising in central heating services and insulation, repair, maintenance, and electrical services, including rewires, PAT testing, heating and lighting for homeowners, local authorities and housing associations. In the year to 30/12/2013 Saltire Facilities Management Ltd reported a Turnover of £19,678,717 and a net worth of £593,885.



SIG Trading Ltd
(Co No 01451007)

The SIG group is a leading distributor of specialist building products in Europe. The group has a product and service offering of significant scale with strong positions in its three core product areas of Insulation and Energy Management, Exteriors and Interiors. In the year to 31/12/2013 SIG Trading Ltd reported a Turnover of £1,120,000,000, a pre-tax profit of £14,000,000 and a net worth of £129,000,000.





DEMISE & TENURE

The site area extends to approximately 1.65 acres as outlined red on the Title Plan adjacent.

The property is held long leasehold from 11/11/1969 to 10/11/2968 (999 year lease) at £1 pa. As the lease is a "qualifying" long lease under the terms of the Long Leases (Scotland) Act 2012 it will convert into tenant's ownership with effect from 28/11/2015.

EPCs

The EPC ratings for each unit is stated below. A copy of the EPC reports are available on request.

Unit 1 - B
Unit 2 - C
Unit 10 - D

VAT

The property has been elected for VAT and therefore VAT will be payable in respect of the purchase price. We anticipate the transaction can be treated as a TOGC (Transfer of Going Concern).

PROPOSAL

Offers in excess of **£1,625,000** reflecting a net initial yield of **7.81%** with a reversionary yield of **8.21%** (December 2015) assuming purchasers costs of 5.70%.

FURTHER INFORMATION

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