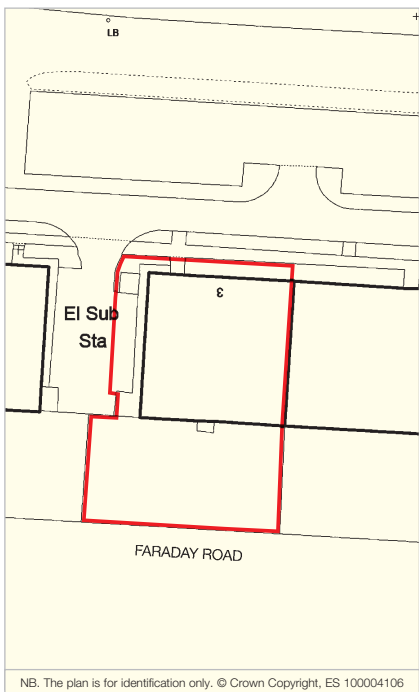


Glenrothes

**3 Faraday Road
Southfield Industrial
Estate
Fife
KY6 2RU**

- **Heritable Warehouse Investment**
- Let to Grimme UK Ltd on a lease expiring 2023 (2)
- Established industrial location
- Rent Review 2018
- No VAT applicable
- Current Rent Reserved
£28,000 pa ⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

Glenrothes is a designated 'New Town' with a population of some 38,000, situated 30 miles north of Edinburgh and 16 miles east of Dunfermline. The town is served by the A92 dual carriageway and by the A911 which provides direct access to the M90 motorway (Junction 7) 10 miles to the west.

The property is situated fronting Faraday Road in the Southfield Industrial Estate which is to the south-west of the town centre. Occupiers close by include Netherton Tractors.

Description

The property is arranged on ground floor only to provide a double bay warehouse with integrated office and ancillary accommodation. The property benefits from a car park to the west for some 7 vehicles and there is also an enclosed yard to the rear.

The property provides the following accommodation and dimensions:
Ground Floor 925.84 sq m (9,966 sq ft)

Tenancy

The entire property is at present let to GRIMME UK LTD for a term of 10 years from 25th April 2013 expiring 2023 at a current rent of £28,000 per annum (1). The lease provides for a rent review on 31st May 2018 and contains full repairing and insuring covenants, subject to a photographic schedule of condition.

- (1) There is a rental concession in place to £16,333.50 pa rising to £28,000 pa on 1st June 2015. The Vendor will top up the rent on completion such that the purchaser will effectively received £28,000 pa.
(2) There is a tenant option to break on 1st June 2019 on serving of 12 months' notice.

Tenant Information

Website Address: www.grimmeuk.com

For the year ended 31st December 2012, Grimme UK Ltd reported a turnover of £37.777m, a pre-tax profit of £3.938m, shareholders' funds of £8.597m and a net worth of £8.513m. (Source: riskdisk.com 18.02.2014)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 67 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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