

Livingston

Units 1-11

Houston Industrial Estate

West Lothian

EH54 5DJ

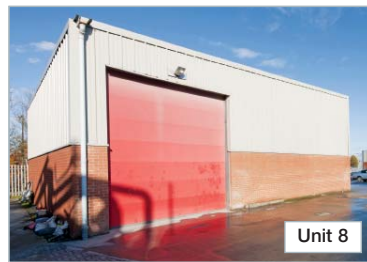
- **Heritable Industrial Investment**
 - Comprising 1,623.57 sq m (17,476 sq ft) on a 0.50 hectare (1.23 acre) site
 - Popular industrial estate adjacent to the M8 motorway
 - Rent Reviews from 2011
 - Total Current Rents Reserved
- £76,780 pa**

On the Instructions of the Administrators

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Heritable.

Location

Livingston, a 'New Town', is located 15 miles west of Edinburgh, 38 miles east of Glasgow, adjacent to the M8 motorway. The town has a population of 50,800.

The properties are situated within the popular Houston Industrial Estate which lies immediately to the south of the M8 (Junction 3). Occupiers close by include Wyman Gordon, Orchard Timber Products, API Foils, Speedy Hire, SCA Foam and BT.

Description

The property comprises eleven ground floor industrial units arranged in a terrace of seven units (Nos 1-7), a terrace of three units (Nos 9-11) and a detached unit (No. 8). Each of the units benefits from an office area and a roller shutter door and share a service yard and parking.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject of your e-mail please ensure that you enter **Lot 65 Livingston**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------|---------------------------|---|--|---------------------|------------------------|
| 1 & 2 | TKD Sport | Industrial Unit 278.38 sq m (7) (2,997 sq ft) | 3 years from 01.11.2008 Rent review 01.11.2011. R & I | £6,000 p.a. (1) | Rent Review 2011 |
| 3 | J Aire (2) | Industrial Unit 139.19 sq m (7) (1,498 sq ft) | Terms Unknown | £6,000 p.a. | |
| 4 & 5 | M R Collections (5) | Industrial Unit 4 131.0 sq m (1,410 sq ft) Industrial Unit 5 131.0 sq m (1,410 sq ft) | Terms Unknown | £15,200 p.a. | |
| 6 | Amco Data Systems Ltd (6) | Industrial Unit 139.19 sq m (7) (1,498 sq ft) | 10 years from 05.04.2008 Rent review in the 5th year. R & I | £4,800 p.a. (3) | Rent Review 2013 |
| 7 | Carnegie Steel (5) | Industrial Unit 128.3 sq m (1,381 sq ft) | Terms Unknown | £8,400 p.a. | |
| 8 | PA Property Solutions (4) | Industrial Unit 137.31 sq m (7) (1,478 sq ft) | 3 years from 28.07.2009 Rent review in the 3rd year. R & I | £9,600 p.a. | Rent Review 2012 |
| 9 & 10 | S Girdwood | Industrial Unit 9 137.7 sq m (1,482 sq ft) Industrial Unit 10 138.0 sq m (1,485 sq ft) | 5 years from 05.06.2008 Rent review in the 3rd year. R & I | £15,600 p.a. | Rent Review 2011 |
| 11 | J & D Solutions (6) | Industrial Unit Ground First 205.3 sq m (2,210 sq ft) 58.2 sq m (626 sq ft) | 5 years from 01.12.2007 R & I | £11,180 p.a. (1) | |

- (1) Includes service charge and insurance.
- (2) Basis of occupation unknown, occupier claims to have paid rent and service charge to 1st September 2013.
- (3) May include service charge and insurance
- (4) The tenant company has been struck off and the basis of occupation is unknown.
- (5) No lease documentation is available and the information may not be accurate.
- (6) The information provided is based on unsigned draft lease documents and may not be accurate.
- (7) Not inspected by Allstop, the floor areas have been taken from the Scottish Assessors' website www.saa.gov.uk

Total £76,780 p.a.

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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