



Tenure

Feuhold.

Location

Larbert lies 20 miles north-east of Glasgow city centre and approximately 30 miles to the west of Edinburgh. The town is well served by road networks with the M876 motorway passing to the north of the town and Junction 2 providing direct access to the M80 and M9 motorways.

The property is situated within the Lochlands Industrial Estate to the south of the town accessed via the A9 Stirling Road link road. Occupiers close by on the estate include 3663 food distributors.

Description

The property is arranged on the ground floor only and comprises a single span industrial unit with offices and workshop areas. This self-contained site is a total of 3.3 acres giving a site density of approximately 25%.

The property provides the following accommodation and dimensions:

Ground Floor Workshop 2,070.5 sq m (22,286 sq ft)

Tenancy

The entire property is at present let to NATIONWIDE CRASH REPAIR CENTRES LTD for a term of 25 years from 24th March 2025 at a current rent of £75,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease is guaranteed by Perry Group plc (currently Nationwide Accident Repair Services Limited).

Tenant Information

There are more than 60 repair centres nationwide, repairing nearly 200,000 vehicles annually.

Website Address: www.nationwiderepairs.co.uk

For the year ended 31st December 2014, Nationwide Crash Repair Centres Ltd reported a turnover of £133.95m, a pre-tax profit of -£3.705m, shareholders' funds of £1.125m and a net worth of £26,000. (Source: Experian 11.06.2015)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Larbert Nationwide Crash Repair Centre Ltd Tayforth Building Lochlands Industrial Estate Stirlingshire FK5 3NS

- **Feuhold Industrial Investment**
- Let to Nationwide Crash Repair Centres Limited on a lease expiring 2025
- Lease guaranteed by Perry Group plc (currently Nationwide Accident Repair Services Limited)
- Comprises 22,286 sq ft on 3.3 acres at a site density of 25%
- Rent Review 2015 outstanding
- Current Rent Reserved
£75,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

