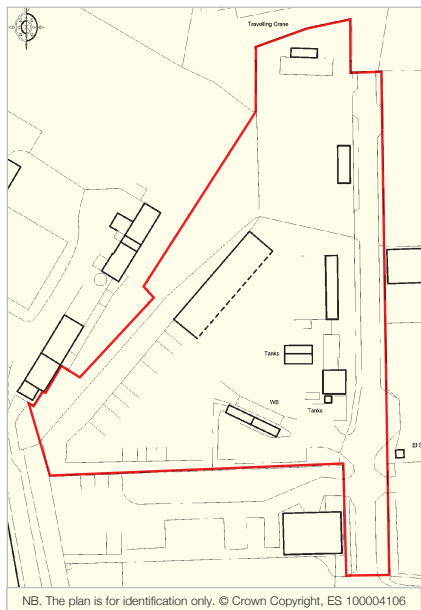
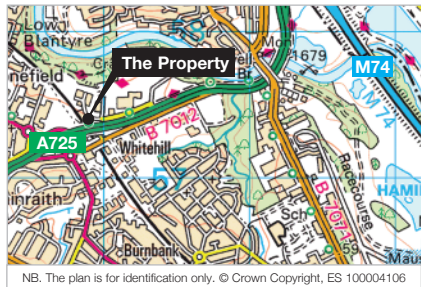


Glasgow

Land at Whistleberry Road Blantyre Lanarkshire G72 0TH

- **Heritable Land Investment**
- Comprising a total of 1.48 hectares (3.65 acres)
- Located close to Whistleberry Industrial Estate and adjacent to A725 East Kilbride Expressway
- Majority let to Aggregate Industries UK Limited and CryoService Limited
- Current Rent Reserved
£60,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

Blantyre is situated some 10 miles south-east of Glasgow, 3 miles north-west of Hamilton and some 5 miles north-east of East Kilbride. The town benefits from good communications being served by the A724 and the A725, which provides access to Junction 5 of the M74 motorway.

The property is situated in an established industrial location, close to the Whistleberry Industrial Estate and adjacent to the A725 East Kilbride Expressway, which connects to the M74 some 2km to the east.

Occupiers close by include Scottish Water, CAT, Portakabin, Lidl, B&M, Farmfoods, Mazda, Ford and Audi, amongst others.

Description

The property comprises a site extending to some 1.48 hectares (3.65 acres) in total, upon which the tenants have constructed various plant equipment and buildings. The property benefits from an access road and further vacant land.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

We understand an EPC Rating is not required.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Land	Aggregate Industries UK Limited (1)	Site of approximately 0.62 hectares (1.85 acres)	5 years from 02.01.2018 Renewal of a previous 20 year lease	£40,000 p.a.	Reversion 2023
Land	Cryoservices Limited (2)	Site of approximately 0.25 hectares (0.62 acres)	1 year from 06.11.2018 Renewal of a previous 20 year lease	£20,000 p.a.	Reversion 2019

(1) Website Address: www.aggregate.com

For the year ended 31st December 2016, Aggregate Industries UK Limited reported a turnover of £1,179,198,000, a pre-tax profit of £105,141m, shareholders' funds of £147,747m and a net worth of £107,361m. (Source: Experian 06.11.2018.)

(2) For the year ended 30th September 2017, Cryoservices Limited reported a turnover of £36,634m, a pre-tax profit of £10,712m, shareholders' funds of £73,316m and a net worth of £70,293m. (Source: Experian 06.11.2018.)

Total £60,000 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

Seller's Solicitor Ms K McDonald, The McKinstry Co. Tel: 01292 281711 e-mail: kirsty@mckinstry.co.uk