

Livingston

Units 8, 9 & 10 Kelvin Square

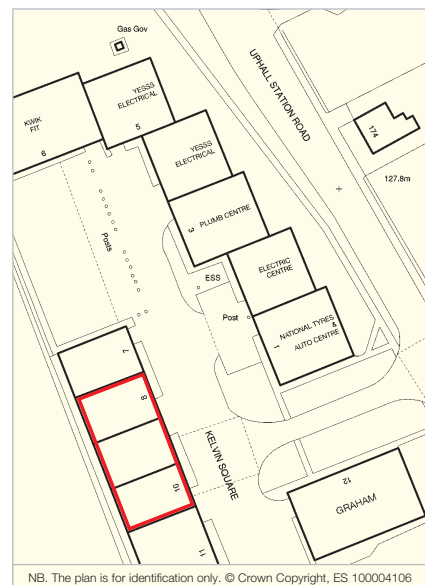
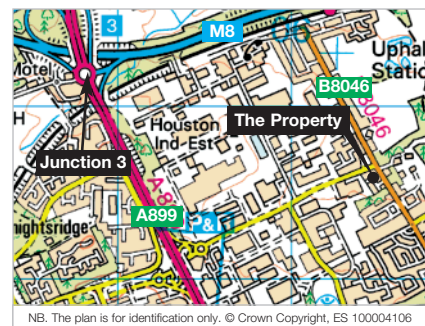
Houston Industrial Estate

West Lothian

EH54 5PF

- **Freehold Industrial Investment**
 - Comprising three self-contained industrial units
 - Total accommodation 638.5 sq m (6,873 sq ft)
 - To be sold as a single lot
 - Located in an established industrial estate close to the M8 Motorway
 - Total Current Rents Reserved
- £35,600 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Livingston, with a population of over 56,000, is the largest town in West Lothian and is located some 15 miles west of Edinburgh, 38 miles east of Glasgow and is adjacent to the M8 Motorway. The property is located within an established industrial/trade park known as Kelvin Square within Houston Industrial Estate in north-east Livingston, which is easily accessed via Junction 3 of the M8 Motorway, which lies some one and a half miles to the north-west. Occupiers within Kelvin Square include National Tyres (opposite), Kwik Fit, Plumb Center, Electric Center, Graham Plumbers Merchant and Yesss Electrical.

Description

The property forms part of a terrace and is arranged on ground floor only to provide three self-contained industrial/warehouse units. The units each benefit from full height roller shutter entrances and a shared service yard with dedicated car parking area.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 8	D Adams (t/a LVS Garage Services) (1)	Ground Floor 212.8 sq m (2,291 sq ft)	A term of years expiring 27.05.2020 FR & I	£12,500 p.a.	Reversion 2020
Unit 9	Wholesale Home Improvements Ltd (2)	Ground Floor 213.3 sq m (2,296 sq ft)	6 years from 01.08.2015 Rent review 2018 FR & I	£11,600 p.a.	Rent Review 2018
Unit 10	DBS Motorbikes Ltd (3)	Ground Floor 212.4 sq m (2,286 sq ft)	A term of years expiring 27.11.2020 FR & I	£11,500 p.a.	Reversion 2020
		Total 638.5 sq m (6,873 sq ft)	Total £35,600 p.a.		

(1) The lease was assigned to D Adams on 14th April 2016. Website Address: www.lvsgarageservices.co.uk

(2) Website Address: www.thewindowanddoorfactory.co.uk

(3) DBS Motorbikes has over 20 years' experience in motorcycle servicing, repairs and racing. Website Address: www.dbsmotorbikes.co.uk

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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