

Glasgow Hanson Quarry Products Site 3, Jessie Street G42 OPG

- **Feuhold Industrial Ground Rent Investment**
- Comprises a site of 0.478 hectares (1.18 acres)
- Entirely let to Hanson Quarry Products Europe Limited until 2036 (1)
- Tenant has made a significant investment in constructing a batching plant on site
- Located in an established industrial estate 3 miles from Glasgow city centre and some 0.3 miles off Junction 1A of the M74
- Rent Review 2021
- Reversion 2036 (1)
- Current Rent Reserved

£26,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Feuhold.

Location
The City of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre, is served by the M8, M74 and M77 motorways and has its own international airport. The site is located a minute off the M74 Motorway on the south side of Jessie Street, and forms part of an established industrial estate some 3 miles south of Glasgow city centre and 0.3 miles south of Junction 1A of the M74 Motorway. Occupiers close by include A A H Pharmaceuticals, 911 Rescue Recovery, D Marshall & Sons, Cemex and Viridor.

Description
This self-contained site comprises some 0.478 hectares (1.18 acres). The tenant has invested a considerable amount of time and money converting the site into a concrete batching plant.

Tenancy

The entire property is at present let to HANSON QUARRY PRODUCTS EUROPE LIMITED for a term of 25 years from 2nd September 2011 at a current rent of £26,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.
(1) There is a tenant's option to determine the lease in 2026.

NB. The rent increased from £21,250 per annum at the 2016 rent review.

Tenant Information

Website Address: www.hanson.co.uk
For the year ended 31st December 2014, Hanson Quarry Products Limited reported a turnover of £694.125m, a negative pre-tax profit of £741,000, shareholders' funds of £39.640bn and a net worth of £39.640bn. (Source: Experian 01.06.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Angus Matheson, Burnett & Reid. Tel: 01224 644333 e-mail: ammatheson@burnett-reid.co.uk