

Shotts

Centrelink

5 Calderhead Road

North Lanarkshire

ML7 4JT

- **Heritable Industrial Property**
- Situated on an industrial estate with good road communications
- Purpose built industrial unit
- Asset management opportunity
- Industrial units totalling 50,149 sq m (539,810 sq ft)
- Reversions 2014
- Total Current Rents Reserved

£142,000 pa ⁽¹⁾

Plus Vacant Possession of some 39,292 sq m (422,945 sq ft)

By order of James Bernard
Stephen and Sarah Megan
Rayment of BDO LLP acting as
Joint Administrators

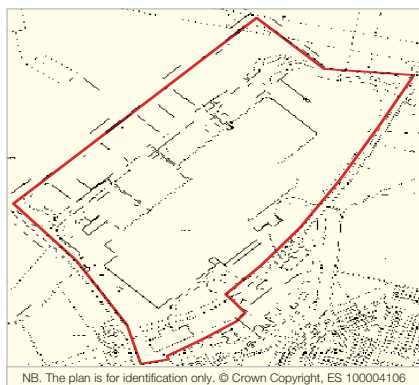


On the instructions of J Gershinson FRICS
and L Brooks MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

allsop



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Tenure

Heritable.

Location

Shotts is an attractive North Lanarkshire village lying approximately 10 miles east of Motherwell. The village benefits from good road communications with the M8, connecting Glasgow and Edinburgh, located some 2 miles north.

The property is situated on Calderhead Road close to the junction with Shottslink Road, approximately 600 metres north-west of Shotts village centre and Shotts Rail Station.

Occupiers nearby include Coopers, CPA and St Vincent Depository.

Description

This Listed property comprises five separate industrial units located on a site area of 16.1 hectares (39.7 acres) producing 50,014 sq m (539,810 sq ft).

VAT

VAT is applicable to this property although the sale could progress by way of a Transfer of a Going Concern.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter
Lot 61 Shotts.

No.	Present Lessee	Accommodation (Floor Areas provided by the Seller)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Vacant	Ground Floor	11,584 sq m (124,685 sq ft)		–	
Unit 1 Part 1.10	Alba Plastics Limited	Ground Floor	3,003 sq m (32,325 sq ft)	Term to expire 31.12.2014	£60,000 p.a. (1)	Reversion 2014
Unit 2	Vacant	Ground Floor	4,727 sq m (50,885 sq ft)		–	
Unit 3	Healthcare Environmental Services Limited	Ground Floor	7,854 sq m (84,540 sq ft)	Term to expire 31.12.2014	£82,000 p.a.	Reversion 2014
Unit 4	Vacant	Ground Floor	15,855 sq m (170,665 sq ft)		–	
Unit 5	Vacant	Ground Floor	7,126 sq m (76,710 sq ft)		–	
		Total	50,149 sq m (539,810 sq ft)			
						Total £142,000 p.a. (1)

(1) 50% rent concession to £30,000 per annum for 1 year from 1st February 2012.

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 Alan Hughes, Dundas & Wilson LLP. Tel: 0141 304 6071 e-mail: alan.hughes@dundas-wilson.com