

Livingston

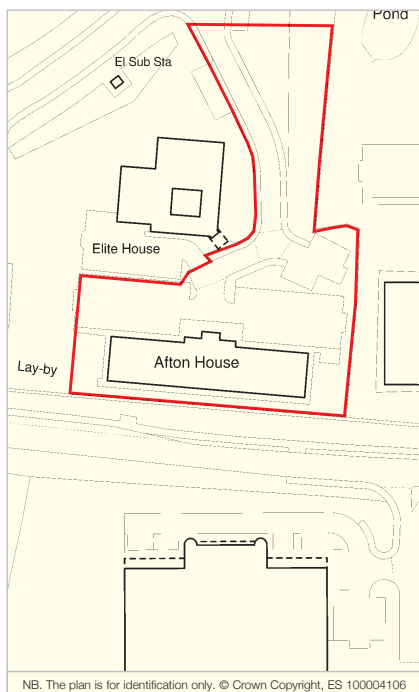
Afton House

Starlaw Business Park

West Lothian

EH54 8SF

- **Heritable Modern Office Investment**
- Located on a well established business park
- Short distance from the M8 Motorway
- Entirely let to two tenants to 2026/2030
- Total area 1,355 sq m (14,576 sq ft)
- Rent Reviews 2020/2021
- Total Current Rents Reserved
£149,500 pa ⁽²⁾



Tenure

Heritable.

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 situated within the well located Starlaw Business Park, a short distance from Junction 3A of the M8 which links Edinburgh and Glasgow.

Occupiers close by include Lidl (distribution centre), Glen Turner Distillery, Paragon Inks Holdings and a number of local occupiers.

Description

The property is arranged on ground and one upper floor to provide a modern office building which benefits from extensive on-site car parking spaces.

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.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 71 Livingston**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Heat and Control PTY Limited (1)	Ground Floor 676.59 sq m (7,283 sq ft)	10 years from 01.07.2016 Rent review every 5th year FR & I	£77,500 p.a. (2)	Rent Review July 2021
First Floor	Dennis & Robinson Limited (sublet to Brooklyn Kitchens Limited)	First Floor 677.52 sq m (7,283 sq ft)	15 years from 01.06.2015 Rent review every 5th year FR & I Tenant break option 2025	£72,000 p.a. (3)	Rent Review April 2020

(1) For the year ended 31st December 2016, Heating and Control PTY Limited reported a turnover of £159.4m, a pre-tax profit of £17.9m and a net worth of £57.6m. (Source: Experian 29.09.2017.)

(2) The tenant is currently paying £38,500 pa until September 2018. The Vendor will top up the rent to £77,500 per annum until September 2018.

(3) The tenant currently has an informal agreement with the vendor to pay £57,600 per annum until 5th anniversary of the Date of Entry.

Total £149,500 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

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