



- Popular East End location next to Junction 2A of M74
- Let to 4 x separate tenants
- Total Site Area 2.2 Acres
- Total rental income of £77,824 per annum
- Nearby occupiers include Jewson, The Range, Howden's, Dulux, Farmfoods and Greggs.
- **Offers over £850,000 invited reflecting a NIY of 8.68%**

FOR SALE – INDUSTRIAL INVESTMENT OPPORTUNITY

2236 LONDON ROAD, CARMYLE, GLASGOW, G32 8YF

LOCATION

The subjects are located within the Carmyle area of Glasgow approximately 7 miles east of Glasgow city centre.

More specifically the subjects are situated on the south side of London Road just a short distance east of its junction with Carmyle Avenue.

Convenient M74 motorway access is provided via 2A Cambuslang approximately 1 mile east which connects with the M73, M77 and M8 beyond.

Regular bus services operate on London Road itself whilst Carmyle Railway Station is a 5 minute walk south of the subjects.

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DESCRIPTION

3 x self-contained secure yards, mixture of concrete and tarmac surfacing.

Each yard benefits from their own utilities.

AS Oils have a workshop / office building extending to approx. 5,000 sq ft that was on site when they entered into a lease.

The rest of the buildings are temporary / modular buildings.

TENANCY INFORMATION

| Yard | Tenant | DOE | Expiry | Rent PA Exclusive of VAT | Area (Acres) | Reviews | FRI |
|--------------|---|----------|--|--------------------------|--------------|------------------------------|-----|
| 1 | Monarch Transport Limited | 26/11/21 | 25/11/31 Break option 26/11/2026 | £32,500 | 0.71 | 26/11/26 | Yes |
| 2 | Private Individual t/a Climate Change Recycling | 12/06/22 | 12/06/26 No breaks | £15,000 | 0.34 | 12/06/24 RPI Linked | Yes |
| 3 | AS Oils Ltd | 16/11/13 | 31/10/32 No breaks | £26,784 | 1.05 | 31/10/26 10% fixed uplift | Yes |
| Phone Mast | Hutchison 3G UK Limited | 02/09/02 | 01/09/22 On tacit | £4,042.15 | - | | Yes |
| TOTAL | | | | £77,824 | | | |

ACCOMMODATION

Yard 1 0.71 Acres

Yard 2 0.34 Acres

Yard 3 1.05 Acres

Total site area is 2.2 Acres



VAT

The subjects are elected for VAT however a sale will be treated by way of a TOGC.

EPC

Available on request.

ASKING TERMS

Offers over **£850,000** for our clients heritable interest which reflects a NIY of 8.68% after purchasers costs.

VIEWING & FURTHER INFORMATION

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