

INVESTMENT



- **INDUSTRIAL INVESTMENT**
- **SALE & LEASE BACK TO ESTABLISHED ELECTRONICS MANUFACTURER**
- **10 YEAR LEASE AT £80,000 P.A.**
- **GUARANTEED RENTAL INCREASES**
- **NET INITIAL YIELD – 9.0%**
- **OFFERS OVER £825,000**

**QUALITY PRECISION ELECTRONICS, 15 & 16 FARADAY ROAD,
SOUTHFIELD INDUSTRIAL ESTATE, GLENROTHES, KY6 2RU**

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Andrew Reilly Associates

Location

Glenrothes is located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee and one of the principal industrial/commercial locations within Fife. The town benefits from good communication links, lying adjacent to the A92, the principal arterial route through Fife linking Dundee with Dunfermline and the M90, thereafter providing convenient access to the Queensferry Crossing and wider Scottish motorway network. Edinburgh International Airport is approximately a 25 minute drive away.

Southfield Industrial Estate is one of the major commercial districts within Glenrothes. The Estate lies approximately 1.5 miles south of the town centre and is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout, the major access point to the town from the west.

Description

The property is formed from two interconnected units of steel frame construction with brick/block infill, all under a pitched cement asbestos roof. The property provides a standalone industrial/manufacturing facility with dedicated secure yard and car parking facilities.

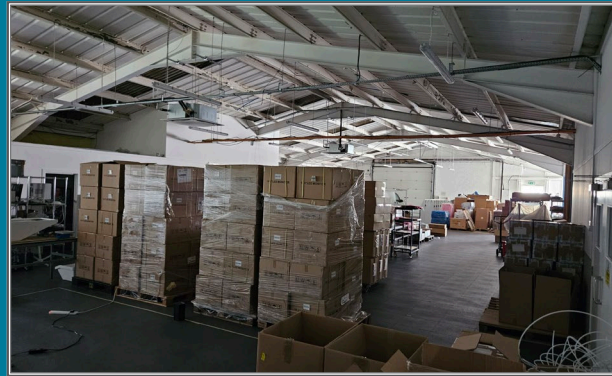
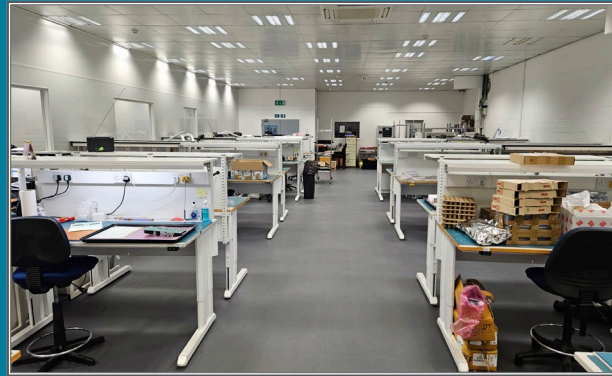
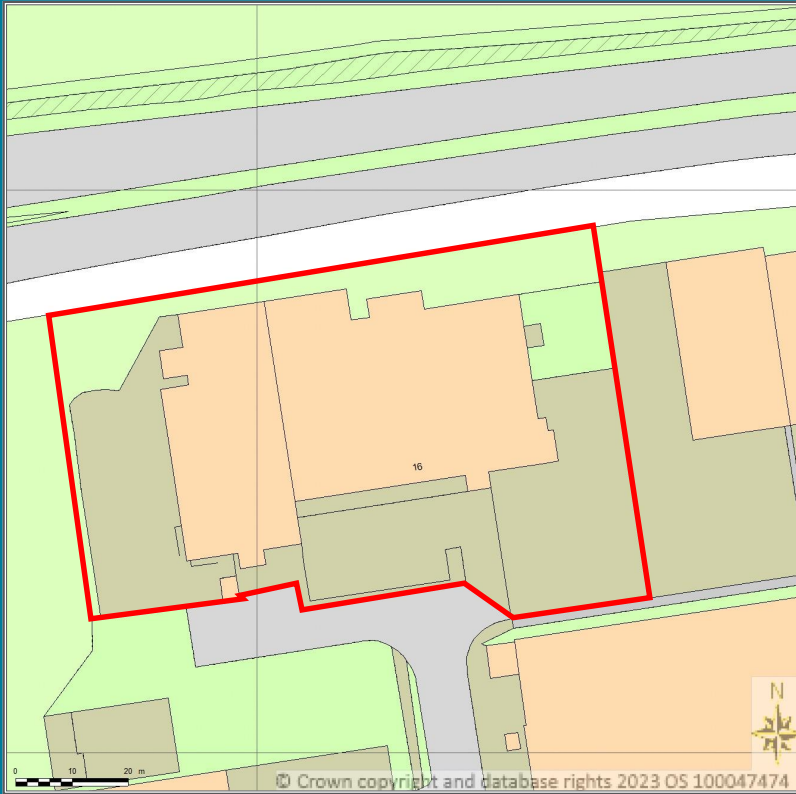
Internally, the property has been extensively fitted out for the production of electronic components, including anti-static flooring and an air conditioning system. The facility includes warehousing for storage/distribution together with ancillary office accommodation.

Accommodation

The property has been measured in accordance with RICS Property Measurement (2nd Edition) and the gross internal area can be stated as:

Production & Storage	2,147.48 sq.m	23,115 sq.ft
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Tenure

A new full repairing and insuring lease to Quality Precision Electronics Ltd will commence on completion of the transaction for a period of 10 years. Rent over the initial period will be £80,000 per annum, with fixed increase from the 5th anniversary of the date of entry. Revised rent will be geared to CPI or similar, with a collar and cap of 2%/4% per annum compounded.

Further information regarding the Company, including accounts, can be made available to interested parties.

Terms

Offers over £825,000 are invited for the investment, which represents a net initial yield of 9.0%, assuming purchaser's costs of 7.2%.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value

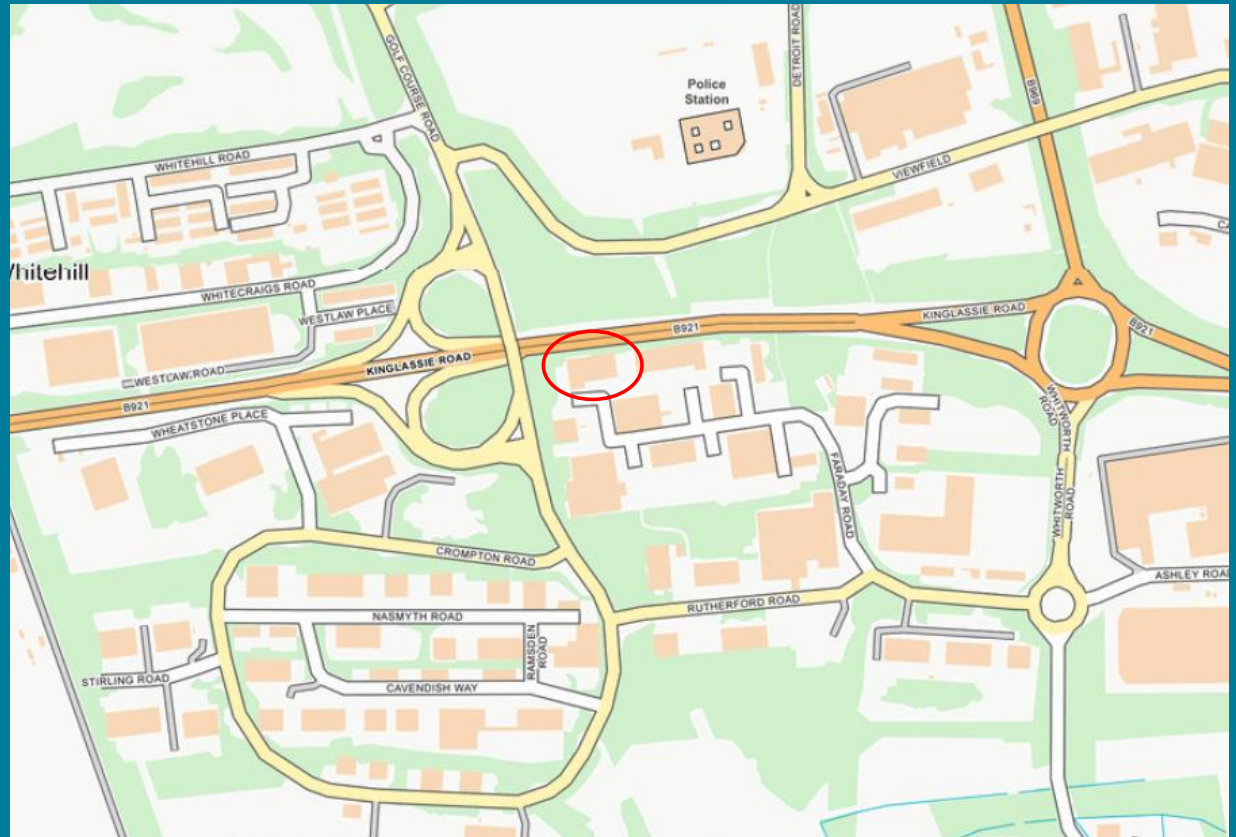
The property is entered in the Valuation Roll as a Factory with a rateable value of £74,500.

Energy Performance Certificate

The property has been assessed and given an EPC rating of G.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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