

**Lot 29, Royal Mail Distribution Centre, 1 Home Street, Lanark,  
Lanarkshire ML11 9AR**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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## Property Information

### Heritable Distribution Centre / Industrial Investment

- Royal Mail Distribution Centre
- Let to Royal Mail Group Limited
- Recent 10 Year Lease Extension expiring 31st August 2035 (Subject to Option)
- Approximate Site Area of 0.81 Acres (0.32 Ha)
- Consolidation of Surrounding Royal Mail Distribution Warehouses to this Unit

**Lot**  
29

**Auction**  
30th March 2023

**Rent**  
£42,500 per Annum Exclusive

**Status**  
Available

**Sector**  
Industrial/Warehouse

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 30 miles south-east of Glasgow, 33 miles south-west of Edinburgh

**Roads** A70, A72, A73, M74

**Rail** Lanark Railway Station (Approx. 1 hour 10 mins to Glasgow)

**Air** Glasgow International Airport

### Situation

Lanark is the main administrative and commercial centre for a large part of South Lanarkshire. The town has a population of almost 9,000 sqft and benefits from a significant rural catchment area. Located just off the A72 in a predominantly residential area, the property is a short distance from Lanark town centre. The M74 can be accessed from the town centre and from there direct routes to Glasgow, Edinburgh and the north, and south to England and the M6.

### Tenure

Heritable. (Scottish equivalent of English freehold)

### Description

The property comprises a portal frame warehouse of approximately 948 sq m (10,199 sq ft). The property benefits from a fully secure yard, 4.6m eaves height, dedicated car parking and a site area of approximately 0.81 Acres (0.32 Ha). The warehouse operates as a critical delivery office, serving areas such as Lanark, Carluke and Biggar.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Warehouse	948.00	(10,199)	ROYAL MAIL GROUP LIMITED (CRN 04138203) (1)	A term of years until 31/08/2025 with a 10 year lease extension until 31/08/2035 (2) (3)	£42,500 (3)	01/09/2025 01/09/2030
<b>Total</b>		<b>948.00</b>	<b>(10,199)</b>			<b>£42,500</b>	

(1) Royal Mail Group is an international business that provides postal and delivery services across extensive networks. The Group employ 136,500 people, almost 49,000 delivery vehicles and 37 mail centres throughout the UK (Source: www.royalmailgroup.com). For the year to 28/03/2021 Royal Mail Group Limited recorded a turnover of £8,658,000,000, a pre tax profit of £320,000,000 and a net worth of £3,732,000,000 (Source: NorthRow 19/08/2022)

(2) The lease provides for a tenant option to determine the lease on 01/09/2030.

(3) The current rent reserved under the terms of the lease is £37,200 per annum exclusive, the lease provides the rent to increase to £42,500 p.a.x. on 01/09/2025, the Seller will pay to the Buyer the difference from completion of the sale until 01/09/2025. The lease provides for the tenant to pay half rent (£21,250) from commencement of the varied lease until 28/02/2026, the Seller will pay to the Buyer the difference to the headline rent at the point of sale. Please see the Legal Pack for further information.

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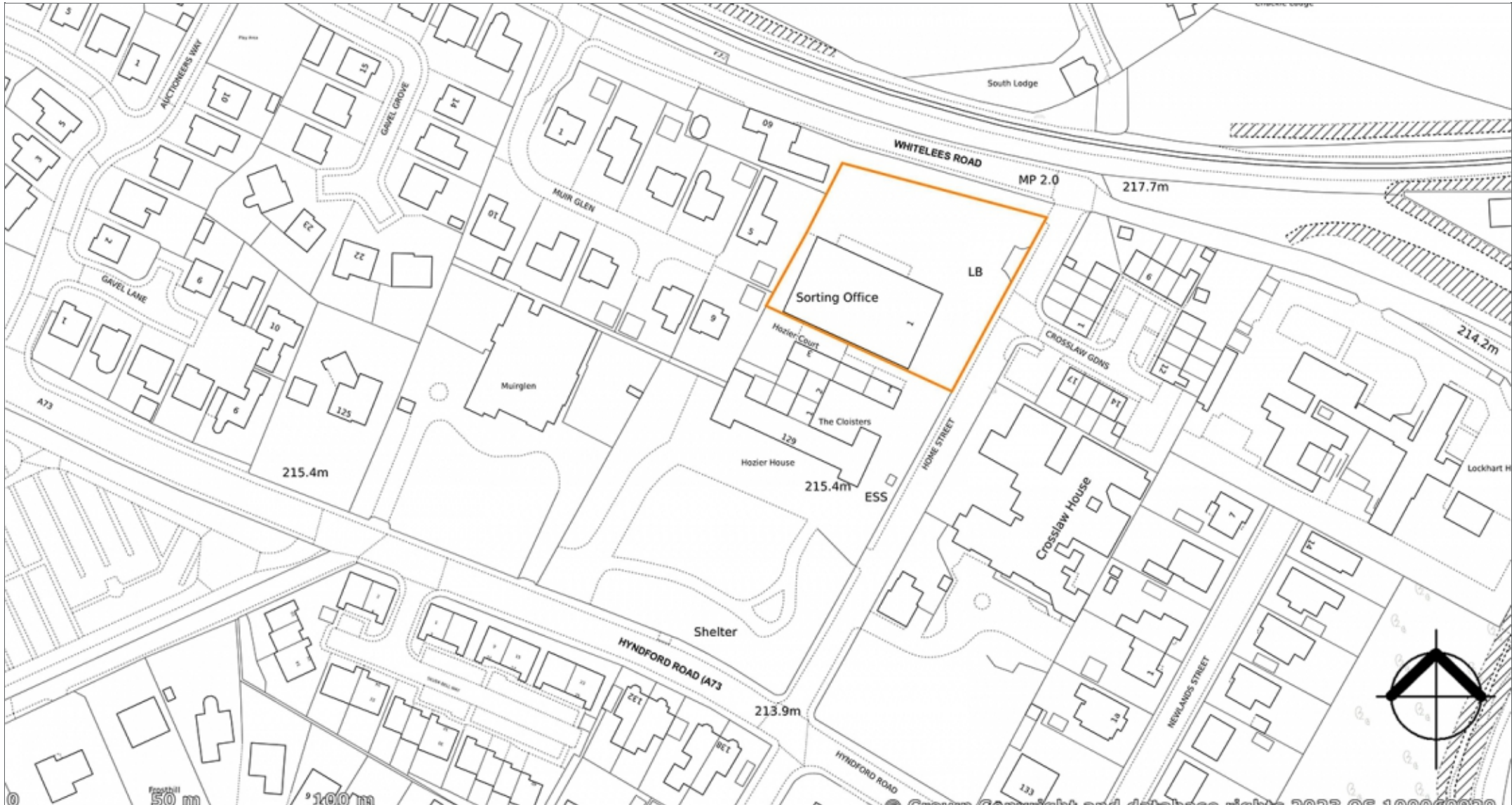
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## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

**Womble Bond Dickinson LLP**  
2 Semple Street  
Edinburgh  
EH3 8BL

**Ewelina Kurek**  
(0)131 624 8725  
[ewelina.kurek@wbd-uk.com](mailto:ewelina.kurek@wbd-uk.com)

### Associate Auctioneers



**Avison Young**  
2nd Floor, 45-46 Berners Street  
London  
W1T 3NE

**Daniel Brown**  
07770346760  
[daniel.brown@avisonyoung.com](mailto:daniel.brown@avisonyoung.com)

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