

lot 27

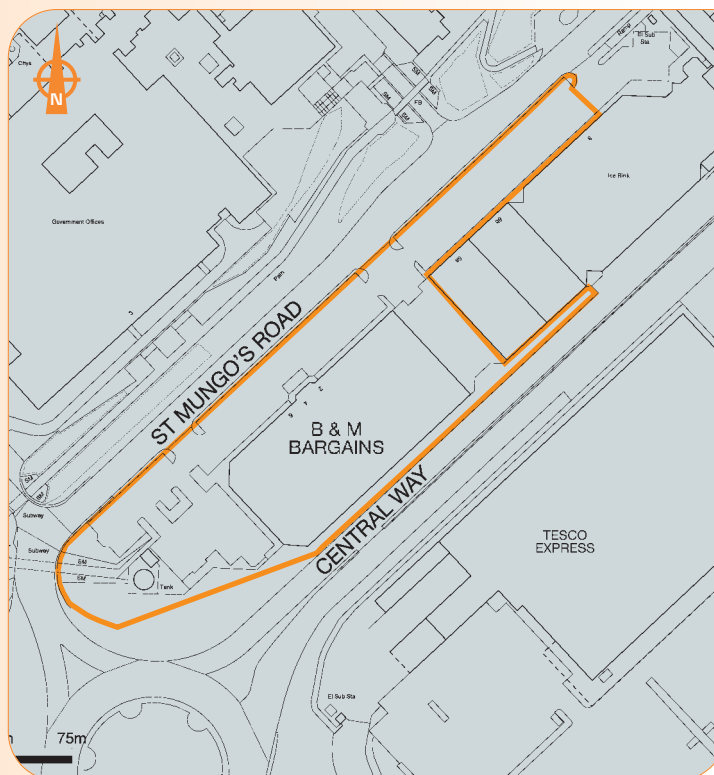
Unit 1, St Mungo's Retail Park Cumbernauld, North Lanarkshire G67 1QR

Rent
£225,000
per annum
exclusive

Heritable Retail Warehouse Investment

- Entirely let to B & M Retail Limited until 2020
- Prominent corner position within the town centre
- Within close proximity of Tesco Extra superstore
- Approximately 3,303.98 sq m (35,564 sq ft)
- Large car park for approximately 170 cars
- Six Week Completion Period Available





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Location

Miles: 13 miles north-east of Glasgow
Roads: A801, M80
Rail: Cumbernauld Rail
Air: Glasgow International Airport

Situation

The property is situated in a prominent corner location on St Mungo's Road, just off Central Way (A801) within close proximity of both Cumbernauld Shopping Centre and Antonine Shopping. In addition, there is a 24 hour Tesco Extra superstore the other side of Central Way on Tryst Road.

Description

The property comprises a substantial ground floor retail warehouse unit with first floor ancillary accommodation. The property also benefits from a service yard and a large car park for approximately 170 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground First	Retail Warehouse Ancillary	3,303.98 sq m (35,564 sq ft)	B & M RETAIL LIMITED (1)	10 years from 25/10/2010 until 24/10/2020 on a full repairing and insuring lease (2)	£225,000	25/10/2015
Totals		3,303.98 sq m (3) (35,564 sq ft) (3)			£225,000	

- (1) For the year ending 31st December 2011, B & M Retail Limited reported a turnover of £712,572,000, pre-tax profits of £51,702,000 and a total net worth of £105,539,000. (Source: www.riskdisk.com 22/02/2013)
- (2) The lease is subject to a schedule of condition.
- (3) The areas are gross internal and are stated in the lease.

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