

Plumb Center & Parts Center, 66-67 Green Street Ayr, Ayrshire KA8 8BQ

lot 31

Trade Counter Investment

- Entirely let to Wolseley UK Limited until 2022 with an option to renew for a further 15 years
- Five yearly fixed rental uplifts
- Nearby occupiers include Jewsons, Graham Builders' Merchants and other trade counter retailers
- Established industrial and trade counter area
- On-site car parking
- SPV available (Stamp Duty Saving) by separate negotiation

Rent
£39,195 (3)
per annum
exclusive
(rising to
£43,274 per
annum
exclusive in
2017)



Location

Miles: 0.5 miles north of town centre
15 miles south west of Kilmarnock
36 miles south west of Glasgow

Roads: A79, A77, A719

Rail: Newton-on-Ayr Railway Station

Air: Glasgow Prestwick International Airport (4 miles)
Glasgow International Airport (30 miles)

Situation

The property is situated in a prominent corner position on the west side of Green Street, at its junction with Taylor Street. The area benefits from good communications being approximately 0.5 miles from the town centre. Nearby occupiers include Jewsons, Graham Builders' Merchants and other trade counter retailers.

Description

The property comprises TWO INTERLINKING WAREHOUSES with TRADE COUNTER and OFFICE ACCOMMODATION to the front. The property benefits from EXTERNAL STORAGE and ADDITIONAL PARKING via a SECURE YARD to the south side and designated parking in the forecourt. The property has a total approximate site area of 0.18 hectares (0.448 acres).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Trade Counter/ Warehouse/Office	979 sq m (10,538 sq ft)	WOLSELEY UK LTD (1)	15 years from 18/01/2007 to 17/01/2022 on a full repairing and insuring lease (2)	£39,195 (3)	16/01/2012 and 5 yearly thereafter (4)(5)
Totals		979 sq m (10,538 sq ft)			£39,195	

(1) Wolseley UK Ltd is a FTSE 100 company, the largest specialist trade distributor of plumbing and heating products to professional contractors and a leading supplier of building materials to the professional market. They operate from 4,400 branches in 25 countries worldwide and have 47,000 employees. (Source: www.wolseley.com 13/09/2010)

(2) Please note that the lease is subject to a Schedule of Condition.

(3) The current rent reserved is £35,500 p.a.x. Under the terms of the lease there will be a fixed rental increase to £39,195 p.a.x. on 16th January 2012. The vendor will pay the buyer the difference between the current rent reserved of £35,500 p.a.x. and £39,195 p.a.x. from completion of sale until this date. As a result, the property will produce an income of £39,195 p.a.x from completion.

(4) Under the terms of the lease there will be fixed rental increases as follows: 16th January 2012 – £39,195 p.a.x. and 16th January 2017 – £43,274 p.a.x.

(5) Please note, the tenant will have an option to request a new 15 year lease at open market rental value. The option is subject to a minimum of 12 months' notice.

For further details please contact:

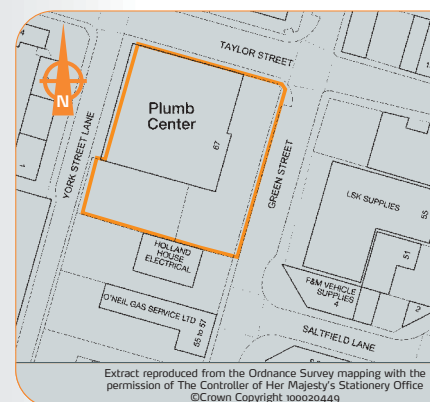
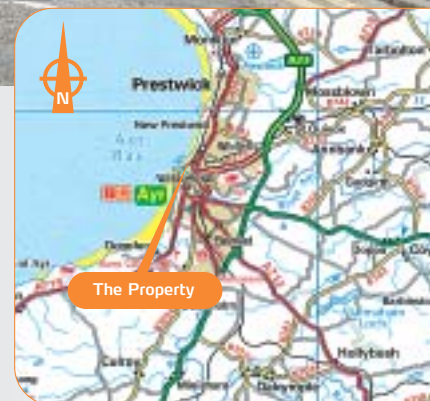
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