

FOR SALE

RETAIL PARADE INVESTMENT

(subject to ground lease)

**SUTHERLAND
BROWN**

Chartered Surveyors



4-8 BRANDON PARADE SOUTH, MOTHERWELL
Re-based Rents

✂ Offers Over £525,000



EXECUTIVE SUMMARY

- Rare opportunity to acquire prime block in Motherwell Town Centre.
- Let to a mix of private and multiple traders.
- Fully occupied with opportunity to improve yield.
- High initial yield based on current rentals.
- We are instructed to seek offers over £525,000 (Five Hundred and Twenty Five Thousand Pounds). A purchase at this level would show a net initial yield after deduction of ground lease of %13.66.



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LOCATION

Motherwell is an established town located in the heart of North Lanarkshire approximately 13 miles south-east of Glasgow and 37 miles west of Edinburgh. The town has a resident population of circa 30,000 persons and draws on a wider catchment from the district of circa 140,000 persons.

The subjects themselves are situated in an excellent trading location. Nearby traders include McDonalds, JD Sports, Savers, New Look etc.

DESCRIPTION

The subjects comprise three modern shops units contained within a two-storey retail parade under a flat roof.

TENANCY SCHEDULE

Property	Tenant	Start Date	Expiry Date	Tenant Break Option	Rent Review	NIA (sq.ft)	Rent	ITZA	Rate psf	Service Charge %	Rateable Value	Comments
Motherwell, 4 Brandon Parade South	Savers Health & Beauty Ltd	28/11/20	27/11/25	28/11/23	N/A	GF 2,405 FF 3,564 TOTAL 5,969	£35,000	1,565	£22.36	41.07%	£50,500	5 year lease
Motherwell, 6 Brandon Parade South	Shoe Zone Retail Ltd	08/12/20	07/12/22	8 weeks notice	N/A	GF 2,044	£16,828	1,161	£21.53	30.87%		Rental is inclusive of insurance and service charge. Insurance £722 pa (2021) Service Charge 30.87% of £3,797 = £1,17. Net rent £18,000 Less £1,172 = £16,828
Motherwell, 8 Brandon Parade South	Saash Dessert Ltd	10/05/19	09/05/29	10/05/24	10/05/24	GF 1,781	£30,000	1,046	£26.68	28.06%	£33,750	10 year lease

TOTAL £81,828

Less ground rent @ 10% £8,183

£73,645

Add back £415 rent collection fee £415

£74,060

TENURE

The subjects are held on a 126 year ground lease from 16 June 1995 until 16 June 2121.

The ground rent is based on 10% of the net rental received after non recovered deduction of any rates, service charge, rent collection costs, insurance, letting fees, professional fees, irrecoverable VAT etc.

SERVICE CHARGE

The service charge for the year ended 2021 is £2,847 net of VAT which is apportioned and recovered between the tenants as per the tenancy schedule.

EPC

Available on request.

PROPOSAL

We are instructed to seek offers over £525,000 (Five Hundred and Twenty Five Thousand Pounds) exclusive of VAT.

A purchase at this level based on a new income of £74,060 would show a net initial yield after deduction of ground lease of 13.49%.



VAT

All prices and rents are net of VAT and VAT will be charged on the purchase price albeit the sale will be dealt with by way of a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

FURTHER INFORMATION

Strictly by appointment through the sole agents:

Sutherland Brown

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Glasgow

G2 5QD

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**SUTHERLAND
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- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
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