



Whyte & Barrie



RARE OPPORTUNITY

**FULLY LET WORKSHOP, OFFICE AND RETAIL INVESTMENT ON 0.61
Ha/1.521 acre SITE**

£74,000 per annum RENTAL INCOME

58-60 Albert Street, Motherwell, ML1 1PR

A complex of office and industrial buildings within a securely fenced site of 0.615 ha/1.52 acres or thereby.

To the north east of Motherwell town centre, the local road network offers ready access throughout Motherwell and beyond to Wishaw, Hamilton, Bellshill etc., and there are connections to the M74 at Junction 6 to the east and the A/M8 to the north at Newhouse Junction for Glasgow, Edinburgh and the national motorway network.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

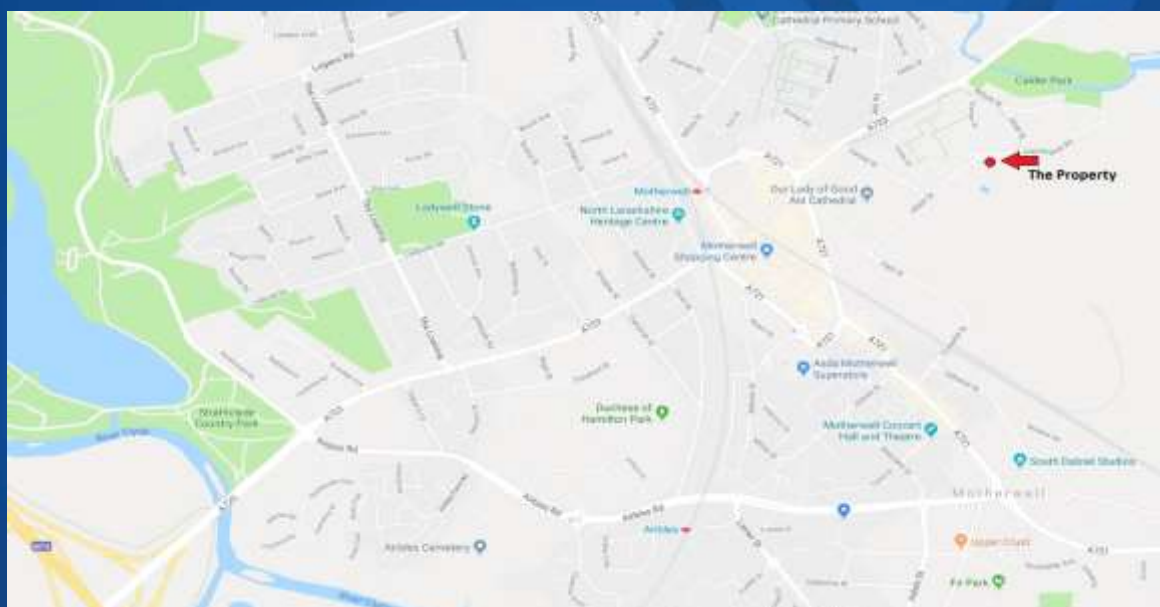
01698 891 400
www.wbcs.co.uk

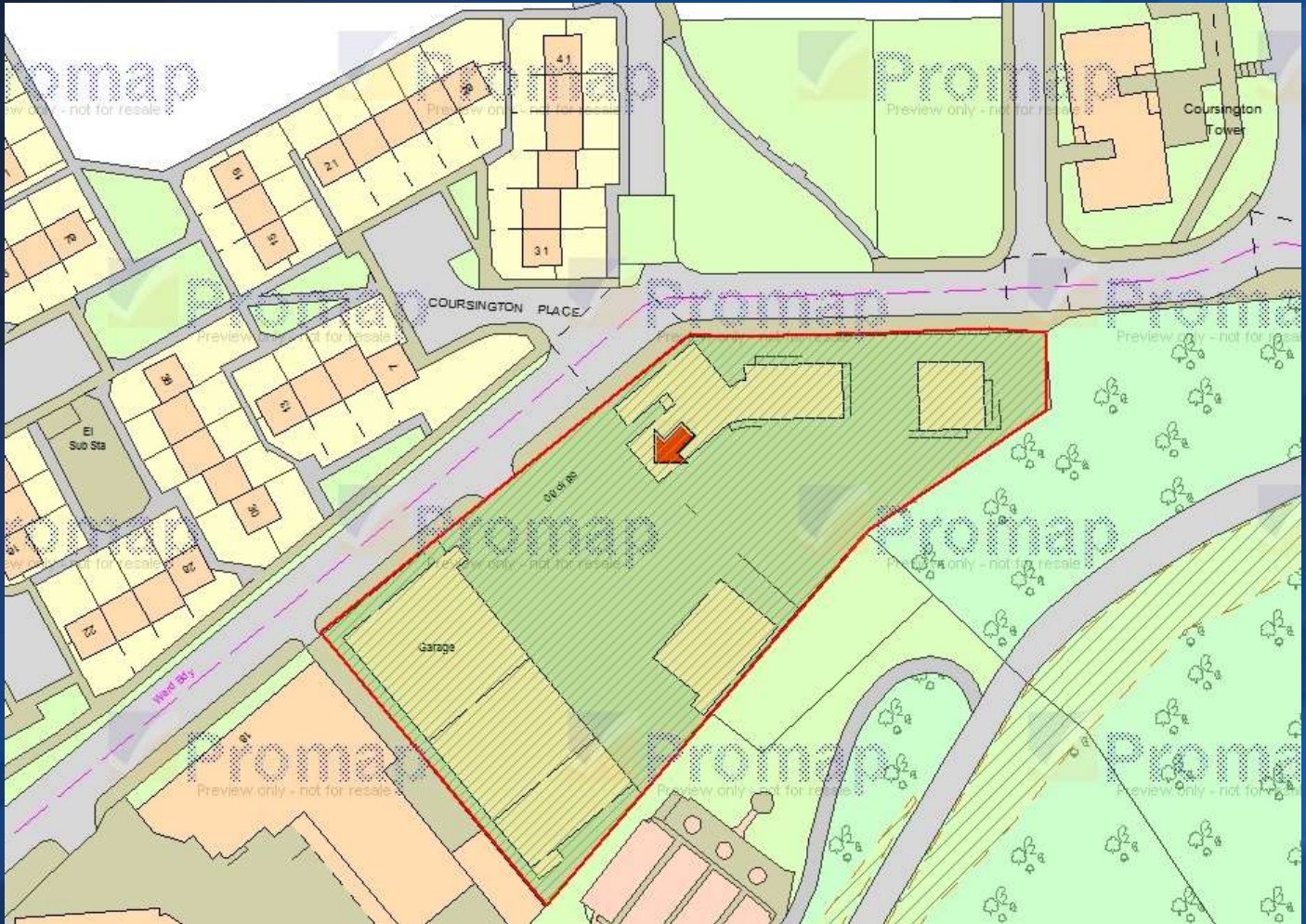
- Unit 1A - double bay, open plan unit with ancillary accommodation of offices, store and toilet to one side; 29ft 6 ins/9m sliding door vehicular access; 5 m/16ft 8 ins internal eaves height. Planning consent granted for a change of use to music recording & rehearsal studios, and external alterations to building frontage; North Lanarkshire Council reference 19/01490/FUL
 - Unit 1B - double bay unit; portacabin style offices and toilet; electric roller shutter access; 3 phase electrics; 12ft 2 ins/3.74m internal clearance.
 - Unit 1C - electric roller shutter access; 20ft 5ins/6.29m eaves height; 3 phase electrics; toilet provided opposite, attached to unit 2.
 - Unit 2A/2B - recently re-faced, detached high sided building with 3x electric roller shutters to frontage and sub-divided internally to provide workshop/garage, store and offices plus mezzanine; 21ft 9 ins/6.7m internal clearance. 2 x “show cabins” have been erected on site.
 - Unit 3A,B&C- part single storey and part two storey detached building offering extensive cellular office accommodation with kitchen/staff facilities and appropriate toilet provisions.
 - Unit 4 - detached single storey property currently offering reception office, open plan central retail area with 2 rooms off, kitchen, male and female toilets.
- Extensive yard and parking facilities on site with free on street parking on Albert Street and public car parking nearby off Dalziel Street.

OFFERS OVER £ 620,000 (exclusive of VAT) are invited and, in the first instance, all offers should be made to Mr Cameron of this office.

Viewing is STRICTLY by appointment through ourselves as agents.

UNIT	TENANT	AREA	LEASE DETAILS	ANNUAL RENTAL	SERVICE CHARGE	COMMENTS
1A	Reeltime Music	5530	1/5/2020 – 31/4/2050; tenant only break option at tenth anniversary of Date of Entry; Schedule of condition; 5 yearly rent reviews; Landlord responsible for roof	£19,000	20%	Rental Abated To £9,000 1/9/20 to 1/3/23
1B	786 Horizon Foods	4700	11/3/2019 – 10/3/24; Schedule of condition	£14,500	15%	Partial deposit return (£2,000) after 3 years
1C	786 Horizon Foods	2700	15/11/2020 – 10/03/24 Schedule of Condition	£6,500	10%	
2 A&B	Kenneth Charles Bespoke Joinery Ltd	2100	1/6/19 – 24/5/29 5 Year Rent Reviews	£10,200	10%	
3 A,B&C	The Health and Wellness Hub	5700	1/9/18 – 31/8/23	£13,800	30%	Upper floor is vacant. If this is sub-let, the head tenant's rent is increased by the amount of the sub-lease rent
4	Danielle Jordan T/A the Fin Room	1400	1/8/19 – 31/7/24	£10,000	15%	
			Total	£74,000	100%	





REF: I186 Prepared April 2021

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.