

FOR SALE

HIGH QUALITY RETAIL INVESTMENT LET TO DOMINO'S PIZZA & BARNARDOS



49 FALKIRK ROAD | LINLITHGOW EH49 7PN

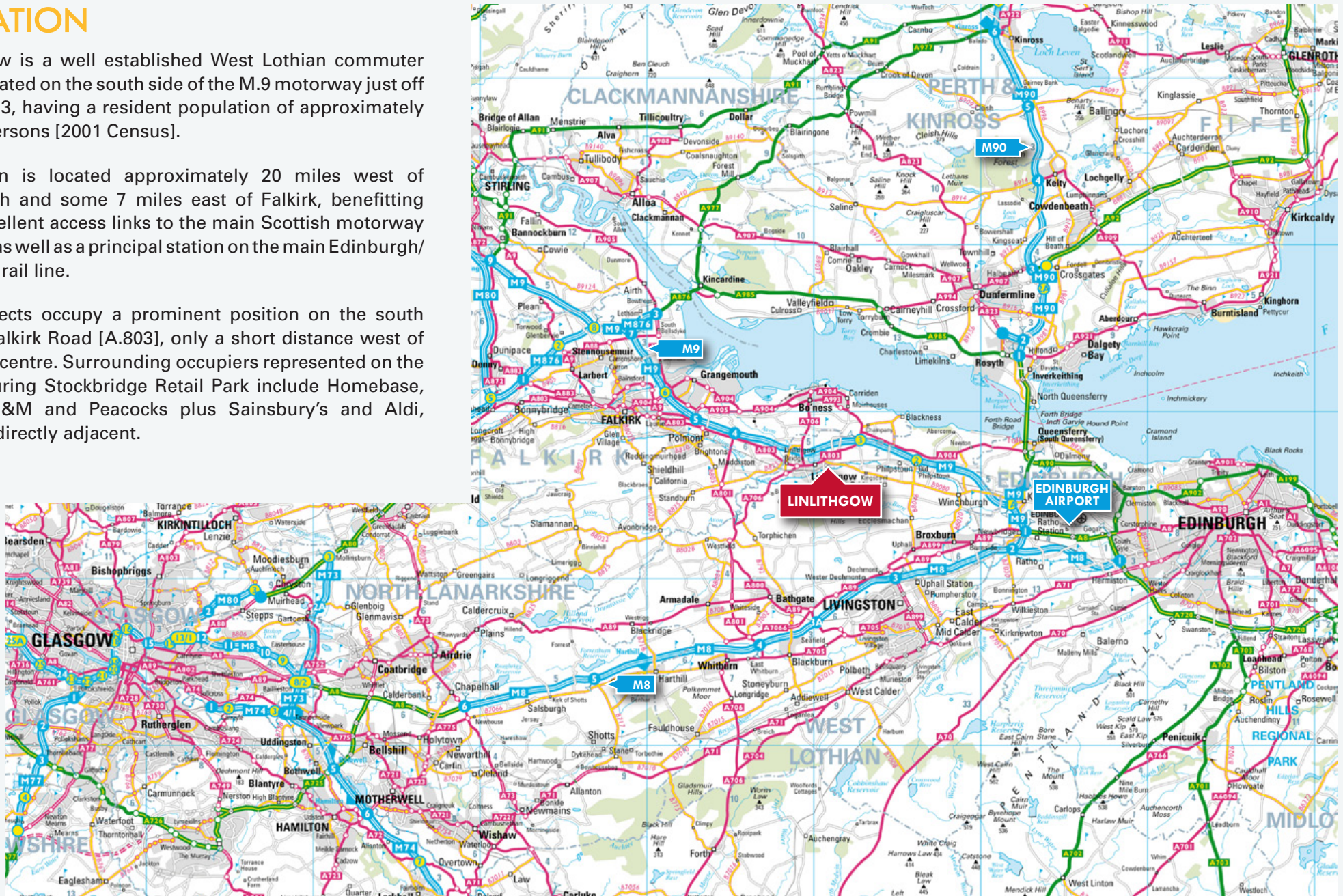
OFFERS IN EXCESS OF £400,000

LOCATION

Linlithgow is a well established West Lothian commuter town situated on the south side of the M.9 motorway just off Junction 3, having a resident population of approximately 13,370 persons [2001 Census].

The town is located approximately 20 miles west of Edinburgh and some 7 miles east of Falkirk, benefitting from excellent access links to the main Scottish motorway network as well as a principal station on the main Edinburgh/Glasgow rail line.

The subjects occupy a prominent position on the south side of Falkirk Road [A.803], only a short distance west of the town centre. Surrounding occupiers represented on the neighbouring Stockbridge Retail Park include Homebase, Argos, B&M and Peacocks plus Sainsbury's and Aldi, situated directly adjacent.





49 FALKIRK ROAD
LINLITHGOW

DESCRIPTION

The premises comprise a purpose built single storey retail unit providing approximately 296sqm [3,185sqft] in total, which has been split internally to create 2 units.

The retail units have planning consent for Class 1 & 3 Uses, and benefit from shared customer car parking for 111 vehicles.

TENANT COVENANTS

UNIT 2A | DP REALTY LTD [DOMINO'S PIZZA]

In the year to 26th December 2010 [the most recently available figures] the company produced a pre-tax profit of £719,802, based on turnover of £13,645,818. Dun & Bradstreet provide a rating of 2A2 as of May 2012.

UNIT 2B | BARNARDOS

In the year to 31st March 2011 the company recorded a pre-tax loss of £2,346,000 against turnover of £201,438,000 with a Net Worth of £29,510,000. For the previous year the company produced a pre-tax profit of £1,561,000 against turnover of £194,681,000. Dun & Bradstreet provide a rating of 4A1 as of May 2012.

Dun & Bradstreet reports are available on request.

TENANCY SCHEDULE

Unit No.	Tenant	Size	Lease	Rent Review	Rent	Rental Rate
2A	DP Realty Ltd [t/a Domino's Pizza]	137sqm 1,475sqft	20 years from 12/11/11 [1]	5 yearly	£17,250pa	£11.70psf
2B	Barnardos	159sqm 1,710sqft	10 years from 22/5/12 [2]	5 yearly	£20,450pa	£11.96psf
					£37,700pa	

[1] Domino's have a 12 month rent free period from the date of entry. There is a mutual break option at 12/11/22. Any remaining rent free at the date of purchase will be deducted from the purchase price.

[2] Barnardos lease is internal repairing only with the landlord being responsible for maintenance of the structure and the tenant responsible for the associated costs. Barnardos rent is reduced for the first two years of the lease to £10,225pa however the vendors will top up the rent for this period to £20,450pa, as stated in the tenancy schedule. There is a mutual break option at 22/5/17.

PROPOSAL

We are instructed by our clients to invite offers in excess of **£400,000 [Four Hundred Thousand Pounds]** exclusive of VAT, subject to and with the benefit of the existing leases.

A purchase at this level would reflect a net initial yield of approximately 9%, after allowing for purchasers costs of 4.8% .

TENURE

The subjects are to be offered as freehold.

VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

Please contact the selling agents.



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