

## Blantyre Industrial Estate – Block 4

Blantyre, G72 0UP

***Under New Ownership. Program of Property Repairs and Refurbishments Underway. Units Available for Lease OR Sale.***

Address	Size (sq. ft.)	Size (sq. m.)	Rent (per annum)	Sale Price	* Service Charge (per annum)	* Rateable Value	Comments
Block 4, Unit 1, Third Road, G72 0PU	5,537	514.4	£26,000	£250,000	£1,940	£19,000	End terrace industrial unit with offices to the front and secured yard to rear. Under refurbishment.
Block 4, Unit 2, Third Road, G72 0PU	5,115	475.2	£25,000	£250,000	£1,790	£17,100*	Mid-terrace industrial unit with offices to the front and secured yard to the rear. Under refurbishment.
Block 4, Unit 3, Third Road, G72 0PU	5,068	470.8	£25,000	£250,000	£1,774	£17,100	Mid-terrace industrial unit with offices to the front and secured yard to the rear. Under refurbishment.
Block 4, Unit 4, Third Road, G72 0PU	5,085	472.4	£25,000	£250,000	£1,780	£17,100*	Mid-terrace industrial unit. Offices to the front. Partial demotion to create a secured rear yard. Potential for 25% Business rates relief.
Block 4, Unit 5, Third Road, G72 0PU	5,119	475.5	£25,000	£250,000	£1,792	£17,100*	Mid-terrace industrial unit. Offices to the front. Partial demotion to create a secured rear yard. Potential for 25% Business rates relief.

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. November 2020

Address	Size (sq. ft.)	Size (sq. m.)	Rent (per annum)	Sale Price	* Service Charge (per annum)	* Rateable Value	Comments
Block 4, Unit 6, Third Road, G72 0PU	5,102	474.0	£25,000	£250,000	£1,786	£17,100*	Mid-terrace industrial unit. Offices to the front. Partial demotion to create a secured rear yard. Potential for 25% Business rates relief.

\* **Service Charge** is estimated at a rate of **£0.35** per sq. ft. per annum. Since our clients have only recently acquired these properties, they are still calculating the cost associated with the maintenance of the common areas. Once finalised, the service charge figure is subject to alteration from year to year.

\* **Rateable Value** of Block 4, Units 2, 3, 4, 5 & 6 will all need to be re-assessed. These properties are currently listed in the Valuation Roll with combined entries (Unit2-3, £34,000 & Unit 4-6, £55,000). Estimated figures of **£17,100** are based on similar sized, neighbouring units in Block 4. Block 4, Unit 1 Rateable Value, as per the Valuation Roll, is £19,000.

#### Local Authority Business Rates

The Scottish Government has set the uniform business rate for 2020/2021 at £0.49 for properties where the Rateable Value is less than £51,000.

#### Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

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