



## Self Contained Warehouse / Trade Premises

2 Belgrave Street, Bellshill ML4 3NP

### Location

Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh.

This prime industrial location, which lies immediately adjacent to a 4 way junction onto the A725 provides fast and easy access to the national motorway network.

The premises occupy a highly prominent position on the east side of Belgrave Street at the roundabout (A721) entering Bellshill Industrial Estate. Bellshill Industrial Estate is a well established logistics and distribution location which lies approximately 2 miles from the M8 and 1.5 miles from Junction 5 of the M74.

Surrounding occupiers include DHL, Brake Bros, Drampak, Robert Wiseman Dairies, TNT, Ceva Logistics and Devro. Wm Morrisons Scottish Distribution Centre is also located in close proximity to the site, again providing testament to this strategic location. A new Lidl supermarket is located directly opposite.

### Description

The subjects comprise self contained warehouse premises providing trade counter, showroom and offices together with a substantial yard and car parking (24 spaces).

The warehouse accommodation comprises a traditional industrial unit extended into a more modern warehouse which accesses a secure yard. The showroom and office accommodation are contained within a flat roof extension to the front, extending into the rear warehouse. The car park and yard are secured by steel gates. Visitor access is afforded from two points currently accessing the showroom and trade counter area with two roller shutters accessing the traditional warehouse unit and another accessing the extension. The eaves height is 4m rising to 4.85m within the modern extension.

Heating within the traditional unit is from a gas fired blower heating system. There is gas central heating within the office accommodation.



### Floor Area

Gross Internal Area: 20,653 sq ft (1,919.42 sq m)

### Rent / Lease Terms

The premises are held on a Full Repairing and Insuring Lease expiring 5 September 2026 at a rent of £113,600 per annum.

Our client is seeking to assign their lease of the property, alternatively a sub lease may be considered.

### Business Rates

RV: £73,500  
Payable: c. £37,560

### Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.





### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity, September 2022.

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

### Energy Performance Certificate

Available upon request.

### Date of Entry

By arrangement.