

FOR SALE



Industrial Investment

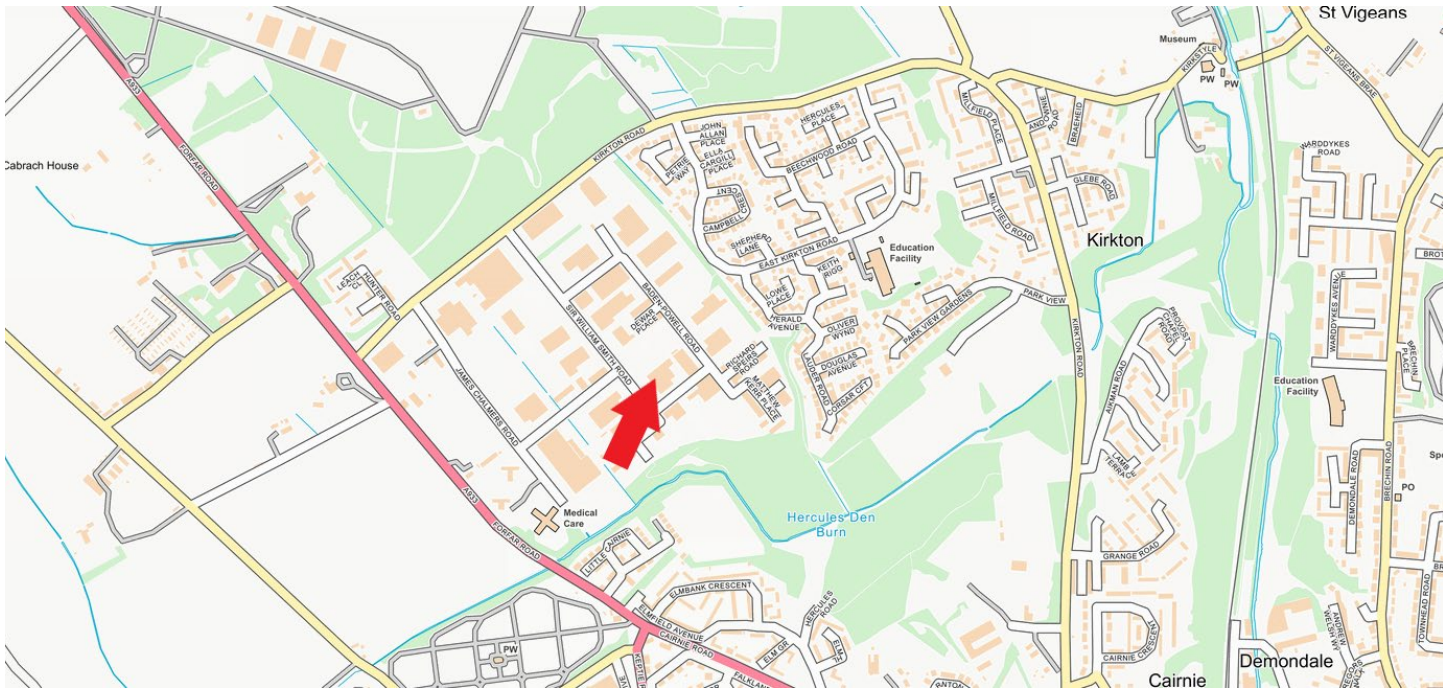
Unit 1, Sir William Smith Road, Kirkton Industrial Estate,
Arbroath, DD11 3RD

Gross Internal Area: 471.23 sq m [5,072 sq ft]

- Passing rent £18,000 per annum rising to £22,000pa by 2030
- Offers over £220,000
- NIY 7.98% rising to 9.75% by 2030

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LOCATION

The property is located on the east side of Sir William Smith Road within the well established and popular Kirkton Industrial Estate on the western outskirts of the Angus town of Arbroath.

Arbroath has a resident population of approximately 23,000 and lies on the Angus coast approximately 16 miles north-east of Dundee and 45 miles south west of Aberdeen.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a semi-detached industrial property which forms part of a small development built in 2010.

The building is of steel portal frame construction with concrete block infill walls and double skin insulated cladding above and to the roof. The property benefits from an electrically operated roller shutter door and gas fired radiator central heating.

Internally the property provides workshop accommodation [part full height and part mezzanine floor], staff kitchen, boardroom and toilet at ground floor level with "wrap around" mezzanine floor providing further workshop accommodation and ladies and gents toilets.

There is a shared parking and unloading area to the front of the building.

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

| | | |
|------------------------------|-------------|---------------|
| Workshop | 91.25 sq m | [982 sq ft] |
| Workshop (Restricted Height) | 281.24 sq m | [2,045 sq ft] |
| Mezzanine | 189.99sq m | [2,045 sq ft] |
| Total | 471.23 sq m | [5,072 sq ft] |

LEASE TERMS

The property is leased to PKS Group Ltd until 31st January 2031. The passing rent is £18,000pa however this will increase on the following basis:

| | |
|--------------------|-----------|
| 1st February 2026: | £18,600pa |
| 1st February 2027: | £19,200pa |
| 1st February 2028: | £19,800pa |
| 1st February 2029: | £21,400pa |
| 1st February 2030: | £22,000pa |

A copy of the lease is available on request.

PRICE

Offers over £220,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 7.98% after deduction of standard purchasers costs. The yield will rise to 9.75% by 2030

TENURE

Heritable

RATING ASSESSMENT

The valuation role shows a rateable value of £14,900 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

Full documentation is available upon request.

VAT

Any price quoted is exclusive of VAT which may be applicable.

ENTRY

On conclusion of all legalities

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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