RANKIN GAIT, CARLUKE, ML8 4AT

TOWN CENTRE RETAIL INVESTMENT PORTFOLIO

INVESTMENT PORTFOLIO FOR SALE

TSA Property Consultants

SOLID COMMERCIAL INVESTMENT

MIXED PORTFOLIO

PASSING RENT: £121,000P.A.X

TOTAL G.I.A.: 14,880SQ FT

TENANTS INCLUDE: SPAR CONVENIENCE STORE, DOMINOS PIZZA AND CHEST HEART & STROKE

PRICE: £1,800,000

Location

Carluke is the Clyde Valley's largest town with a residential population of approximately 15,000 and a catchment population of approximately 30,000. The town is located approximately 23 miles south of Glasgow and 7 miles south-east of Motherwell and is easily accessible from the M74 motorway.

The town has proven to be a popular commuter settlement due to its direct rail link to Glasgow with house builders responding with ongoing residential development.

The subject property is located in the heart of Carluke town centre occupying a prominent position at the foot of High Street immediately at its junction with John Street. Nearby occupiers include Boots, Optical Express, Greggs, Scotmid, RS McColl, Ladbrokes, Lloyds Pharmacy, TSB, Semi Chem & Subway.

A brand new school and health centre have been built immediately to the north and south of the subjects further increasing its immediate customer base.

Property

The property comprises a substantial single storey commercial development surmounted by a pitched roof with substantial dedicated car park.

The property has been divided to form 4 no. individual units comprising 1 hot food take away, 1 no convenience store, 1 retail unit and 1 no. nursery.



Units

UNIT 1

Tenant: CJ Lang & Son Ltd t/a "Spar"
Expiry: 13th May 2038
Passing Rent: £25,000p.a.x
Rent Review: 5th Anniversary - Next 14th May 2028

C.J. Lang & Son Limited (company no. SC017664) is a family-owned Dundee business, founded in 1919. It is the SPAR wholesaler for Scotland and also a convenience retailer, supplying and supporting more than 300 SPAR stores nationwide, of which around 113 are company-owned. For the year ended 27 April 2025 it reported group net turnover of £255 million, employs about 1,800 people, and operates an on-site distribution centre with a fleet of 55 vehicles

UNIT 2

Tenant: Happy Feet Nursery & After School Club
Expiry: 30th June 2038
Passing Rent: £48,000p.a.x
Rent Review: 5th Anniversary - Next 1st July 2027

UNIT 3

Tenant: Chest Heart & Stroke
Expiry: 25th April 2028
Passing Rent: £25,000p.a.x

UNIT 4

Tenant: D.P Realty Limited t/a "Dominos Pizza"
Expiry: 21st December 2037
Passing Rent: £23,000p.a.x
Rent Review: 5th Anniversary - Next at 22nd December 2022
Tenant Break: 22nd December 2027

DP Realty Limited is a wholly owned subsidiary of Domino's Pizza Group plc and operates as a property holding and development vehicle. Latest filed figures show annual turnover of around 3.6 million, with a portfolio of approximately 1,134 properties (9 freehold and 1,125 leasehold) used to support the Domino's store network, with total assets of about £224 million.

Details

AREA

The property extends to the following total G.I.A.

1,382.4sqm (14,880sq ft)

PRICE

The property is available for £1,800,000

V.A.T

Figures quoted are exclusive of V.A.T, the property has been elected for V.A.T as such the transaction will be treated as a T.O.G.C (transfer of a going concern)

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

Contact

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.