



Graham  
+ Sibbald

**FOR SALE**  
**INDUSTRIAL INVESTMENT**  
83-101 MAIN STREET, NEWMAINS,  
WISHAW, ML2 9BG

- c. 2,731 sq m (29,396 sq ft) upon 5.13 Hectares (12.678 Acres)
- Current Rent Roll £230,944 with scope to increase
- Vacant 0.8 Acre Site with Planning Permission

# INDUSTRIAL INVESTMENT FOR SALE

## LOCATION:

Newmains is a small village on the eastern periphery of Wishaw located approximately 15 miles south east of Glasgow. Access to the M8 motorway can be taken 5 miles north of Newmains via junction 6 whilst junction 7 of the M74 is situated approx 8 miles south west.

The property has frontage to the A73 and lies on the south eastern fringe of the village centre adjacent to Asda and a Shell petrol filling station.

## DESCRIPTION:

The subjects comprise a substantial industrial site with roadside frontage upon which there are three buildings and two telecommunications masts. Access to the site is taken via a shared entrance whilst a second dedicated entrance provides access to a vacant site of 0.8 acres which benefits from roadside frontage.

The main building on the site is a detached portal framed structure which is let to CPM Group Ltd. This building has an eaves height of 7.05 m reducing to 4.44m within a 3 bay extension which faces east. Internally the property is essentially open plan, presents in a good order and occupies a site of c. 5.617 acres. A separate co-terminus lease to CPM in respect of a yard of 3.657 acres increases their site area to 9.274 acres.

The remaining buildings upon the site are occupied by Northgate Vehicle Hire Ltd and comprise of a workshop and showroom which are located within a yard which benefits from roadside frontage. Northgate use the site for vehicles sales and trade as Van Monster.

Two telecommunications masts upon the site operated by Vodafone and T-Mobile have not been measured separately however are instead contained in the overall site area.



# 83-101 MAIN STREET, NEWMAINS, WISHAW, ML2 9BG

## TENANCY INFORMATION:

### Vehicle Sales Yard with Frontage to Main Street

Tenant	Northgate Vehicle Hire Ltd – Dun & Bradstreet Rating 5A 1
Entry Date	7th March 2008
Expiry Date	6th March 2018
Breaks	Tenant break 7th March 2013 with 6 months notice
Passing Rental	£65,000 pa
Rent Review	Upwards only March 2013
Repairing Obligations	Full Repairing & Insuring lease

### Warehouse Building & Yard to rear of site

Tenant	CPM Group Ltd – Dun & Bradstreet Rating O3
Entry Date	14th March 2005
Expiry Date	13th March 2020
Breaks	Tenants right to extend by 10 years upon 6 months notice before March 2020
Passing Rental	£157,500 pa
Rent Review	Upwards only 14th March 2013
Repairing Obligations	Full Repairing & Insuring lease

### Communications Mast #1

Tenant	Vodafone Ltd
Entry Date	1989
Expiry Date	2014
Passing Rental	£5,294 pa
Breaks	6 Months Notice

### Communications Mast #2

Tenant	T-Mobile Ltd
Entry Date	2001 (Lease renewed 2011)
Expiry Date	30th May 2021
Passing Rental	£3,150 pa
Rent Review	30th May 2016

### Vacant Site

ERV	£14,000 pa
-----	------------

## PLANNING:

Planning permission has been secured for the creation of 5 commercial units upon the vacant 0.8 acre site which will provide for uses within Classes 4 and 5 (Office and General Industrial).

## RATING ASSESMENT:

The properties are entered in the current Valuation Roll with the following Rateable Values:-

85 Main Street. Northgate Vehicle Hire – Yard etc RV £33,500

85 Main Street, CPM Group Ltd – Factory etc RV £50,500

101 Main Street, Vacant – Yard RV £14,000

## ASKING TERMS:

Offers over are invited for the freehold with the benefit of the existing leases.

## V.A.T:

Unless otherwise stated all figures, prices etc are quoted exclusive of any VAT which may apply.



# 83-101 MAIN STREET, NEWMAINS

INDUSTRIAL INVESTMENT



**Graham  
+ Sibbald**

[www.g-s.co.uk](http://www.g-s.co.uk)



## VIEWING/FURTHER INFORMATION:

All enquiries should be made to the sole marketing agent.

GRAHAM & SIBBALD  
CHARTERED SURVEYORS  
18 NEWTON PLACE, GLASGOW G3 7PY

TEL: 0141-332-1194 FAX: 0141-332-5914

## CONTACT:

Scott Darroch  
sdarroch@g-s.co.uk

DATE OF PUBLICATION: August 2011

REF: CMCMcC/SRD/GMB/2011/02/0241(G6602)



## WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE

## IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.