

**STRATEGICALLY
LOCATED MODERN
WAREHOUSE**

**INDUSTRIAL
INVESTMENT
FOR SALE
£4.5m stc 7.2% NIY**



Entirely let to **Restore**

1 DEWAR SQUARE, DEANS INDUSTRIAL ESTATE, LIVINGSTON, SCOTLAND EH54 8AS.

AERIAL

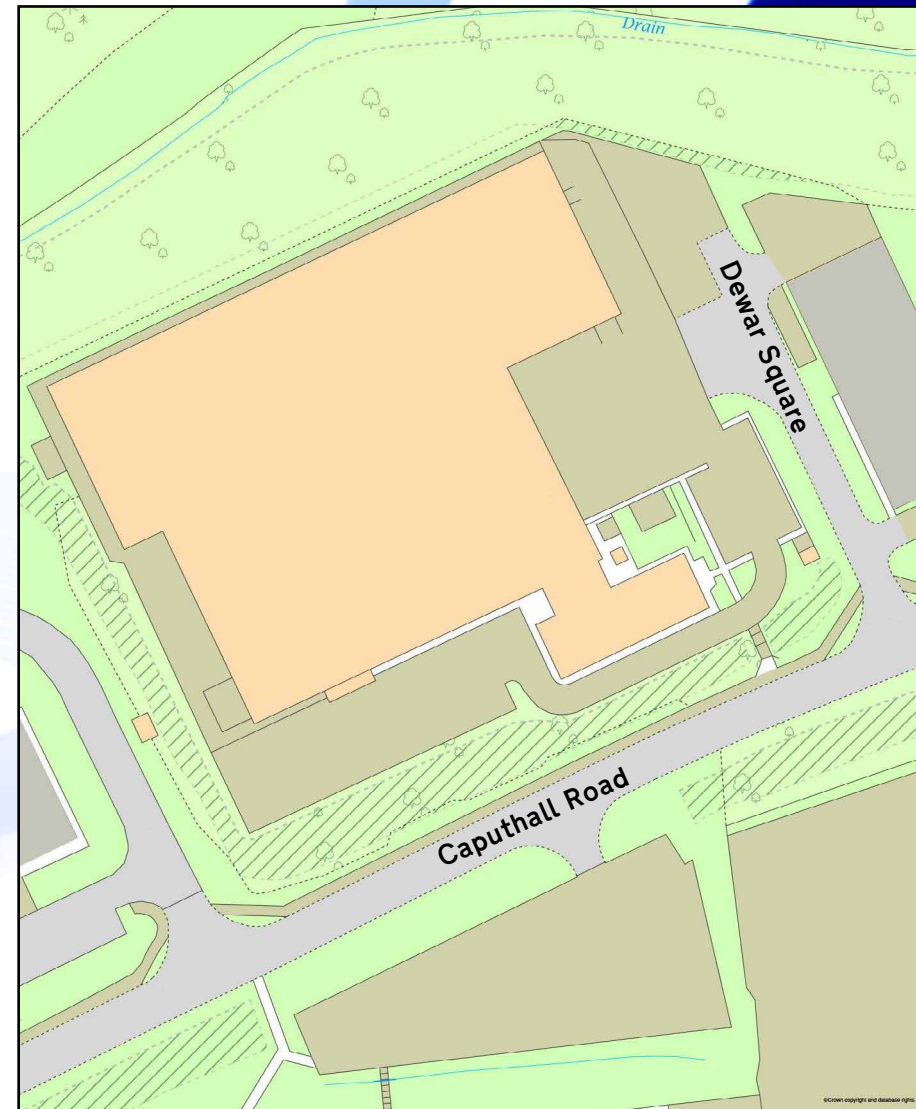


INVESTMENT SUMMARY

- Located on the Deans Industrial Estate with easy access to the M8 linking Edinburgh and Glasgow
- Property comprises a high specification, modern Warehouse building of approximately 72,285 Sq Ft (6715 Sq M)
- Integral two-storey offices
- Fully secure site with full circulation
- Two roller shutter doors
- Extensive yard
- Site area 3.1 acres/1.25 ha
- Feuhold
- Current rent £344,993.40 pa reviewed 31st October 2022
- 4.5 years unexpired term, expiring 31st October 2027
- We are instructed to seek offers of £4,500,000 subject to contract and exclusive of VAT
- A purchase at this level reflects a net initial yield of 7.2% assuming purchaser's costs of 6.5%



LOCATION



[CLICK HERE](#) to view on Google Maps

TENANCY SCHEDULE

Address	1 Dewar Square, Deans Industrial Estate, Livingston, EH54 8AS
Size	72,285 Sq Ft (6,715 Sq M)
Rent	£344,993.40 pa (4.77 psf)
Unexpired Lease	31st October 2027 (4.5 years)
Lease Terms*	Repairs: Full Repairing & Insuring Subject to Schedule of Condition
Tenure	Feuhold

* There is currently an intermediary head lease in place which will be surrendered at completion, therefore the purchaser will benefit from the above terms.



COVENANT

TENANT

Covenant - Restore Digital Ltd
Company Number - 04624743

Restore Digital Ltd is a wholly owned subsidiary of Restore plc.

LATEST ACCOUNTS - Restore plc:

	Revenue	Adjusted Profit before Tax	Net Assets
Y/E Dec 2021	£234.3m	£38.1m	£252.9m

GUARANTOR

Covenant: Cintas Corp (US311188630)
2021 Accounts: Revenue \$7.12bn Total Assets: \$8.45bn
Shareholders Funds: \$3.59bn

ABOUT RESTORE

- AIM listed support services company providing services to offices and workplaces in the private & public sectors
- Restore plc has two divisions, Digital and Information Management, and Secure Lifestyle Services



SUMMARY

VAT & TOGC

We understand the properties are elected for VAT. It is anticipated that the transaction will be treated as a Transfer of a Going Concern.

EPCs

A full EPC report for the unit can be provided on request.

PRICING

Offers of £4,500,000 reflecting 7.2% NIY, after 6.5% purchaser's costs. Subject to contract and exclusive of VAT.



Carbon Neutral

- A (0 to 15)
- B (16 to 30)
- C (31 to 45)
- D (46 to 60)
- E (61 to 80)
- F (81 to 100)
- G (100+)

Excellent

C+

Very Poor

CONTACT

For further information or to arrange an inspection please contact:

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