

OFFICE INVESTMENT

- > MULTI-LET ON FRI LEASE TERMS
- > POPULAR CRADLEHALL BUSINESS PARK
- > WAULT: 6.40 YEARS | WAULTC: 4.02 YEARS
- > INCOME: £97,556 PER ANNUM
- > NET INITIAL YIELD: 7.85%
- > 100% OCCUPANCY, STRONG COVENANTS
- > ASSET MANAGEMENT OPPORTUNITIES
- > OFFERS OVER £1,175,000

FOR SALE

ELM HOUSE, CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5GH

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MULTI-LET OFFICE INVESTMENT OPPORTUNITY

LOCATION

Cradlehall Business Park offers occupies a premier location on the eastern side of Inverness within easy reach of all main arterial routes and the city centre. Its modern environment offers owners and occupiers a superb profile and superior business accommodation. Occupiers already established within the business park include NHS Highland, Scottish Ambulance Service, Morgan Sindall, Johnston Carmichael, Harper Macleod LLP, Bidwells and Brodies, to name a few.

Cradlehall lies close to the University of the Highlands and Islands Campus which opened its door to students in 2015 and represents a £50 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise and also includes the Scottish Agricultural College and a Health Science Centre.

DESCRIPTION

The subjects comprise an attractive modern 2-storey detached office pavilion of masonry construction under a pitched and tiled roof constructed circa 2001. There is a staircase as well as a DDA compliant chair lift facilitating access to the first floor.

Internally the building provides a mix of open plan and cellular modern high quality office accommodation incorporating raised access floors, suspended ceiling grids with inset fluorescent lighting and electric heating. Male, female and disabled toilet facilities are located within the common core areas on each floor.

The building is set within a site providing 24 car parking spaces, including 2 disabled bays. The car parking reflects a generous ratio of 1:244 ft².



TENANCY SCHEDULE

The property is currently let to 3 tenants (100% occupancy) as detailed in the table below.

The aggregate rental income amounts to £97,556 per annum from 30th April 2024. WAULT to Expiry: 6.40 years | WAULTC: 4.02 years

SUITE REF.	TENANT	NIA FT ²	ENTRY	EXPIRY	BREAK	RENT REVIEW	RENT per annum	RENT £/FT ²
Ground Floor Right	Savills (UK) Limited	1,529	01/07/2019	30/06/2029	N/A	N/A	£24,500	£16.02
Ground Floor Left	Pat Munro (AIness) Limited	1,506	01/08/2019	31/01/2025	N/A	N/A	£24,800	£16.47
First Floor	A9 Accountancy Limited	3,016	01/05/2009	30/04/2034	30/04/2029	30/04/2029	£48,256	£16.00
TOTAL		6,051					£97,556	

COVENANT

- ▶ **Savills (UK) Ltd** is a company registered in England, registration number 02605138, providing real estate services. They reported turnover of £727.7 in 2022 and a corresponding pre-tax profit of £102.7M.
- ▶ **Pat Munro (AIness) Ltd** is a company registered in Scotland, registration number SC033294, founded in 1945. They provide a range of services including quarrying, ready mix concrete, construction and civil engineering related activities. They were incorporated in August 1958. In 2023, their accounts reveal turnover of circa £32M and a corresponding pre-tax profit of circa £1.2M with group net assets reported at £17.1M.
- ▶ **A9 Accountancy Limited** is an independent chartered accountancy business registered in Scotland, registration number 295793. The company provides a range of financial services throughout the Highlands and forms part of the A9 Partnership Group.







INDICATIVE SITE BOUNDARY
SHOWN IN RED OUTLINE



PLANNING

Class 4 (Business) Use.

SERVICE CHARGE

The tenants are responsible for service charge costs in relation to repair and maintenance of the common parts of the building. Further details can be provided to interested parties.

LEGAL PACK

Lease and Title documentation will be provided to interested parties including EPC details.

PROPOSAL

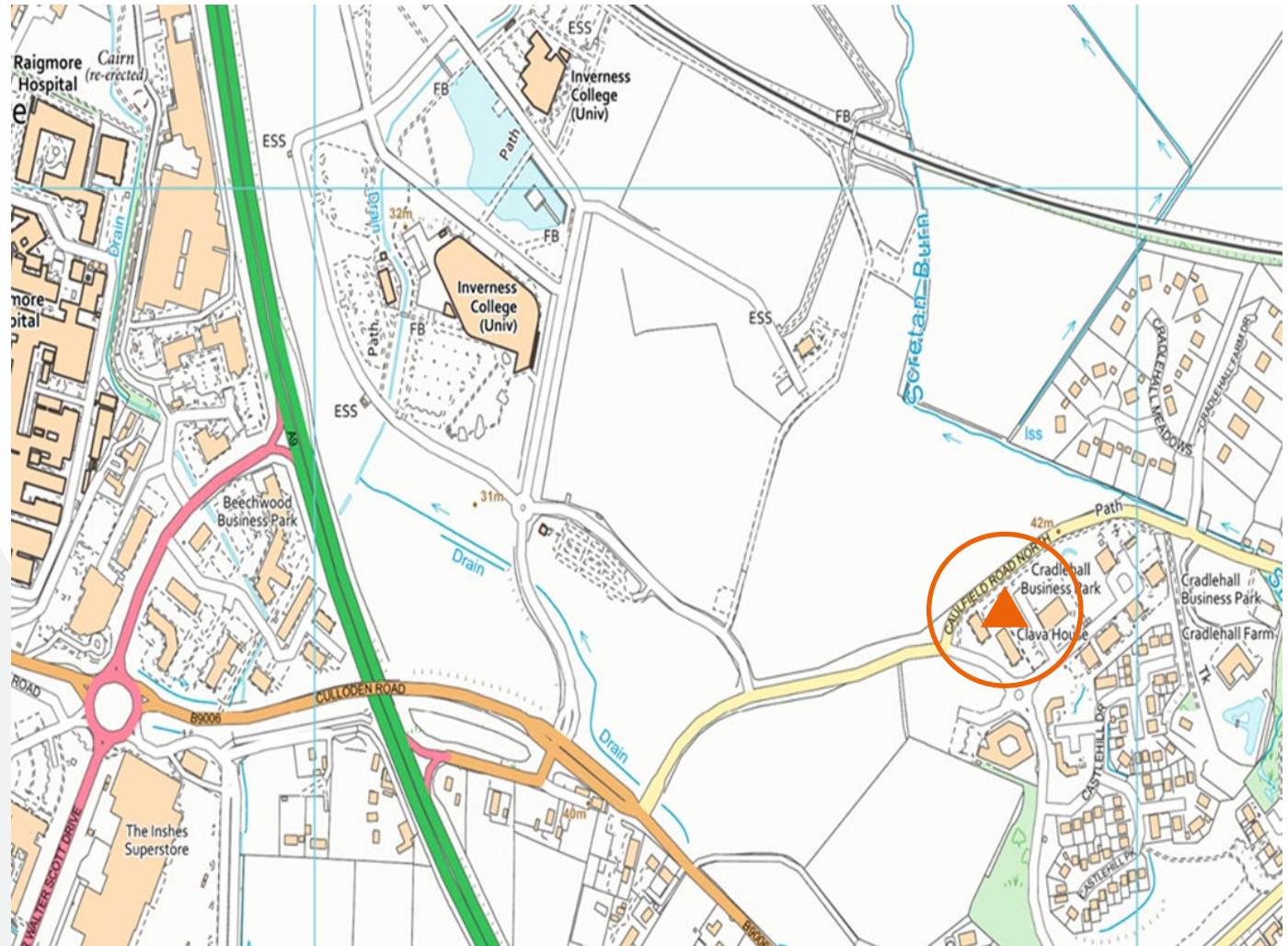
Offers over £1,175,000, exclusive of VAT are invited in respect of our client's heritable interest in the property with the benefit of the existing leases. Based on the aggregate rental income of £97,556 per annum, a purchase price at this level represents a Net Initial Yield of 7.85% after deduction of normal purchaser's costs.

VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price. It is anticipated the sale could be treated as a TOGC.

COSTS

Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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