

FOR SALE

PRIME TRADE COUNTER INVESTMENT OPPORTUNITY

Unit 1-3 Calder Park,
North Caldeen Road,
Coatbridge, ML5 4EF



PLAY VIDEO

OFFERS IN EXCESS OF £2,000,000 (6.57% NET INITIAL YIELD & 7.04% REVERSIONARY YIELD)

Executive Summary

- > Rare opportunity to acquire a modern trade counter investment within Scotland's Central Belt.
- > 100% prime industrial/trade counter location within Coatbridge with excellent connectivity.
- > Modern parade of 3 units extending to 1,390 sq m (14,966 sqft) with 6m clear eaves.
- > Exceptionally strong tenant line up of Screwfix, Toolstation and City Plumbing.
- > Recently agreed 10-year lease extension with City Plumbing at £10 per sq ft.
- > Current passing rent of £139,557 per annum (assuming rent topped up on Unit 3).
- > Estimated Rental Value of £149,660 per annum (£10 per sq ft).
- > Strong underlying fundamentals for future rental growth capture.
- > WAULT of 5.29 years to break.
- > WAULT of 12.00 years to expiry.

PROPOSAL

Offers in excess of **£2,000,000 (TWO MILLION POUNDS STERLING)**, exclusive of VAT are invited.

A purchase at this level offers an attractive net initial yield of **6.57%**, reversionary yield of **7.04%** and low capital value of £133/sq ft, after allowing for standard purchasers' costs of 6.23%.



Location & Situation

Coatbridge is situated in North Lanarkshire, in the heart of Scotland's Central Belt and is located approximately 35 miles west of Edinburgh and 7 miles east of Glasgow. The town lies on the eastern fringes of the large conurbation known as the Greater Glasgow Urban Area. More than one third of Scotland's population lives within a 30 minute drive of the town.

Coatbridge benefits from excellent transport links and because of this, Coatbridge is home to Scotland's inland storage container hub, Coatbridge Dryport. This plays a pivotal role in Scotland's logistics and supply chain by connecting the country to major deep-sea ports across international markets.

The town has excellent access to the M8 at the heart of the Scottish motorway network and the M74 (south) and M73 (north). There are also excellent rail links providing easy access to the whole of Scotland and England.



Description

The property comprises of a parade of purpose built, trade counter/industrial space which have been sub-divided into 3 self-contained units.

The property is of steel portal frame construction with ground bearing concrete floor slab throughout, together with a profiled metal sheet composite cladding along the elevations together with a profiled metal sheet roof.

There is a shared service yard with 15 allocated & 4 un-allocated car parking spaces for the occupiers along the front elevation. Each unit benefits from its own independent aluminium and glazed entrance door along with a dedicated roller shutter. There are mains water and electricity to each of the units.



Scottish Industrial & Trade Counter Market

The Scottish industrial property market continues to demonstrate robust activity, driven by strong demand and limited supply across all key regions. Prime industrial rents have seen sustained growth, particularly for modern, high-quality units, reflecting the ongoing appetite from occupiers in sectors such as logistics, e-commerce, and light manufacturing. Investment in the sector remains competitive, with a notable interest in assets offering long-term income potential and opportunities for speculative development to address the supply-demand imbalance.

In 2024, the Scottish industrial investment market experienced a notable rebound, with investment volumes for the sector reaching £359 million, significantly up from a five-year low of £292 million in 2023. This contributed to over £2 billion in total commercial property transactions across Scotland.

Prime industrial rents saw sustained growth throughout Scotland, hitting a record £16/sq ft in Edinburgh, driven by historically low vacancy rates across the central belt. The greater Glasgow region has a vacancy rate of around 3% but if you remove obsolete stock from these statistics, the rate drops to 1.50%-2.00%.

Despite a challenging first half, the sector closed 2024 with strong fundamentals, attracting both domestic and international capital, anticipating further yield hardening throughout 2025.

The Scottish trade counter property investment market continues to be a highly attractive sector in 2025, offering strong performance and resilient returns. It's a key part of the robust industrial property market, and its outlook is very positive for investors.

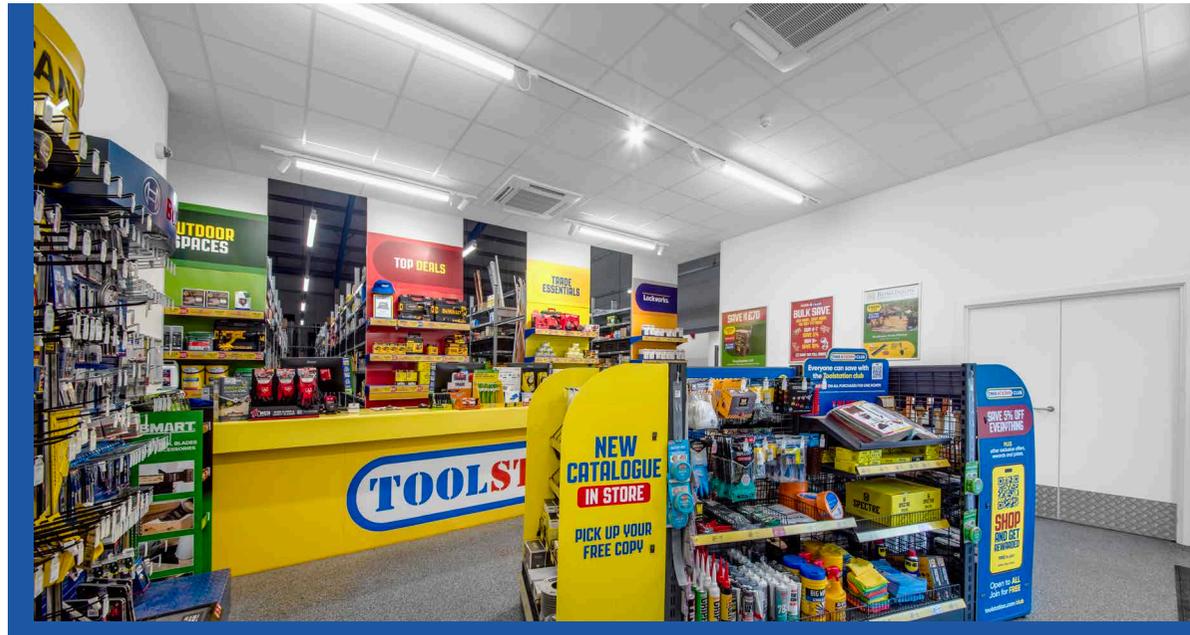
The market's strength is driven by several factors:

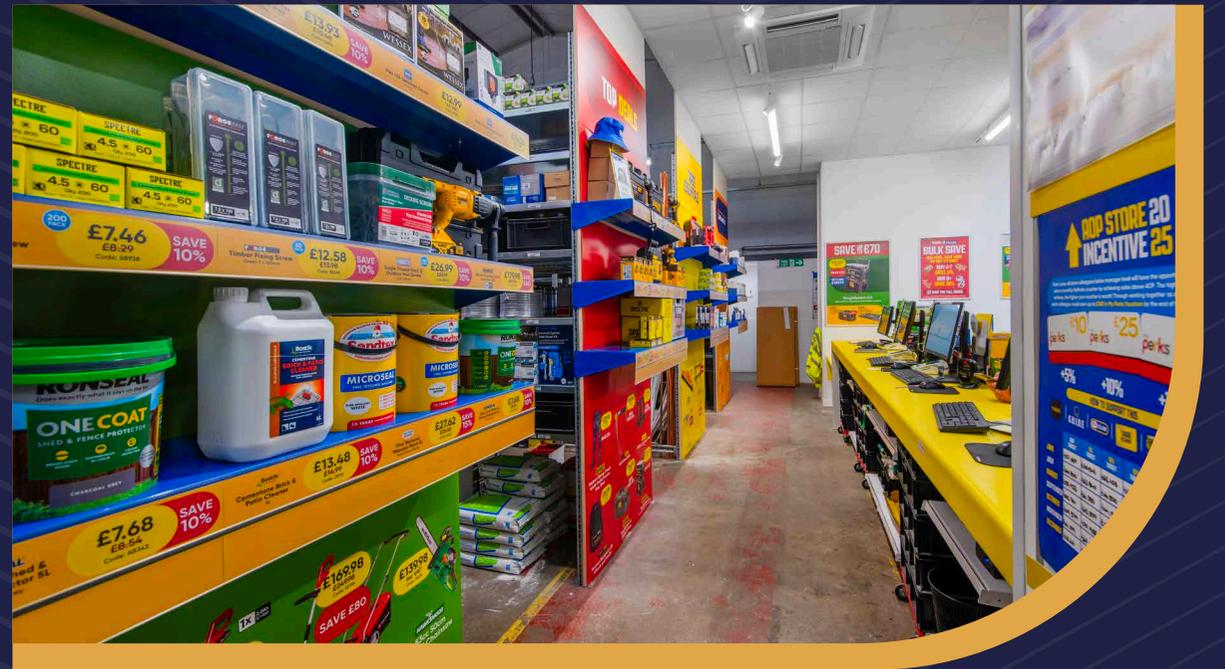
- **High Demand:** Occupier demand for trade counter space remains strong, fuelled by a resilient economy.
- **Limited Supply:** There's a shortage of new, high-quality stock. This supply-demand imbalance drives rental growth and boosts investment values.
- **Growing Investor Confidence:** Investors are increasingly active in the Scottish market. The country offers a safe and valuable alternative to other UK regions, especially with cautious interest rate cuts boosting investor confidence.

The Scottish trade counter market offers a compelling investment opportunity, with a positive outlook for rental and capital growth. It's a key sector for investors seeking to diversify their portfolios with assets that offer both stability and strong income potential.

Tenancy Schedule

Address	Unit	Use	Tenant	Area (sq.ft)	Rent (£/p.a.)	Rate (£/psf)	% (income)	Repair	Lease Start	Next Rent Review	Break Option	Lease Expiry	UXT (expiry)	UXT (certain)	Comments
Calder Park, North Caldeen Road, Coatbridge	1	Trade Counter	Screwfix Direct Ltd	5,013	£45,000	£8.98	32.24%	FRI (SoC)	12/12/2022	12/12/2027	11/12/2032	11/12/2042	16.88	6.88	OMRR. Tenant break in year 10 and 15 subject to 6 months notice. 5 demised car parking spaces.
Calder Park, North Caldeen Road, Coatbridge	2	Trade Counter	Toolstation Ltd	4,973	£44,757	£9.00	32.07%	FRI (SoC)	31/01/2024	31/01/2029	30/01/2029	30/01/2034	8.01	3.01	OMRR. Tenant break subject to 6 months notice. 4 demised car parking spaces.
Calder Park, North Caldeen Road, Coatbridge	3	Trade Counter	City Plumbing Supplies Holdings Ltd	4,980	£49,800	£10.00	35.69%	FRI	30/01/2007	30/01/2032	29/01/2032	29/01/2037	11.01	6.01	The current rent is £42,300 pa and will rise to £49,800 pa on 30/01/2027. There is a period of half rent from 12/02/2026 to 11/06/2026. The vendor is topping up the rent to the January 2027 level. OMRR Tenant break subject to 6 months notice. 6 demised car parking spaces.
Totals				14,966	£139,557		100.00%						12.00	5.29	





Covenant Strength



Screwfix was founded in 1979 as the Woodscrew Supply Company in Yeovil, Somerset. As of May 2025, Screwfix operates over 900 stores across the UK and Ireland, with plans to open up to 35 new stores by January 2026. The company, which is a subsidiary of Kingfisher plc, employs approximately 14,000 colleagues, contributing to Kingfisher's total workforce of over 80,000 across 10 countries.

Screwfix Direct Ltd have a Dun & Bradstreet credit rating of 5A1

	31-01-2025 (In Thousands)	31-01-2024 (In Thousands)	31-01-2023 (In Thousands)
Turnover	£2,539,100	£2,419,000	£2,345,000
Profit / (Loss) Before Taxes	£220,000	£241,000	£243,500
Tangible Net Worth	£779,300	£608,200	£1,427,500



Toolstation was founded in 2003 by Mark Goddard-Watts, one of the co-founders of Screwfix Direct, with its first store opening in Bristol. It quickly expanded, and in 2012, it became a wholly-owned subsidiary of Travis Perkins plc.

As of May 2024, Toolstation operates over 560 stores across the UK, along with an increasing presence in Europe, particularly in the Netherlands, France, and Belgium, although it has announced plans to exit France. The company employs over 5,500 colleagues and continues to be a fast-growing multi-channel retailer, offering tools, accessories, and building supplies to trade professionals and DIY customers.

Toolstation Limited have a Dun & Bradstreet credit rating of 5A2.

	31-12-2024 (In Thousands)	31-12-2023 (In Thousands)	31-12-2022 (In Thousands)
Turnover	£720,100	£706,400	£670,600
Profit / (Loss) Before Taxes	£19,800	£17,300	£15,000
Tangible Net Worth	£142,600	£127,100	£112,000



City Plumbing, founded in 1981, has grown to become a prominent supplier of plumbing, heating, and electrical products in the UK. As part of the Highbourne Group, it operates over 360 branches nationwide, providing a comprehensive range of products to both trade professionals and DIY customers. The company employs over 4,500 colleagues across its branches, head office, and distribution centres, making it a significant employer in the sector. City Plumbing also includes specialist brands like The Bathroom Showroom, City Heating Spares, and has a strong focus on renewable technologies.

City Plumbing Supplies Holdings Limited have a Dun & Bradstreet credit rating of 2A3.

	31-12-2024 (In Thousands)	31-12-2023 (In Thousands)	31-12-2022 (In Thousands)
Turnover	£1,196,000	£1,213,200	£1,158,800
Profit / (Loss) Before Taxes	£4,900	£13,300	£38,800
Tangible Net Worth	£6,300	£39,100	£80,000

Further Information

VAT

VAT has been elected and it is anticipated that the sale will be treated as a transfer of a going concern.

PRICE

Offers in excess of £2,000,000 (TWO MILLION POUNDS STERLING), exclusive of VAT are invited.

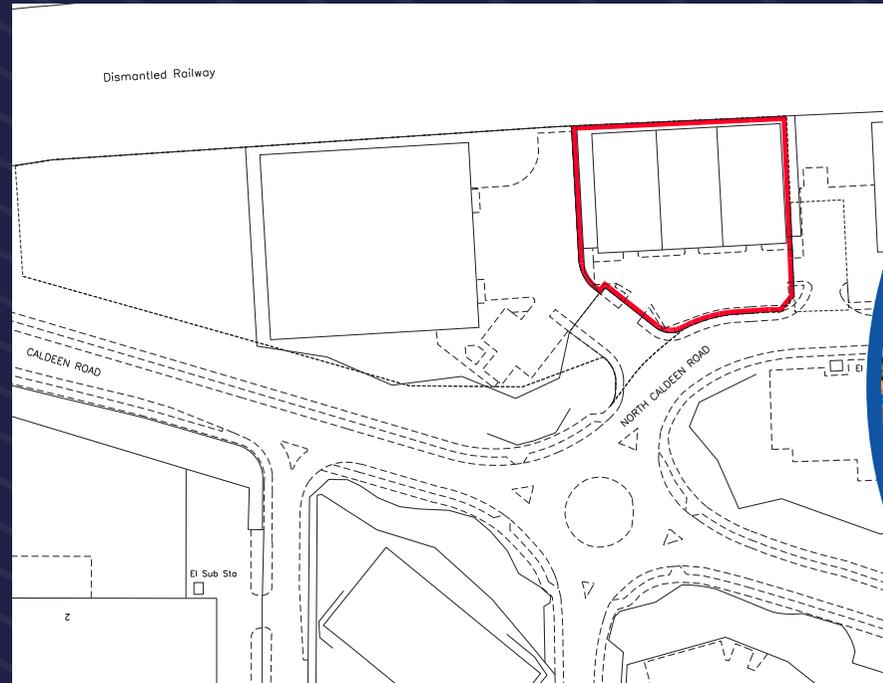
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TENURE

Heritable Interest (Scottish equivalent to English Freehold).

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the regulations.



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Produced by Designworks

