EV CHARGING INVESTMENT SALE

Mossbell Road, Bellshill ML4 3NW

- 1 Acre (0.4 Hectares)
- Prominent roadside location
- Adjacent to a new Lidl store
- Suitable for a variety of uses

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INVESTMENT SUMMARY

- Let to Osprey Charging Network Ltd, a nationwide EV charging operator providing 16 ultra-rapid charging bays.
- Producing a current passing rent of £56,000 per annum (£3,500 per bay).
- Lease expiry 12 December 2048.
- Annual CPI-linked uplifts with a collar at 2% and cap at 5%.
- Traffic count on Gartcosh Walk (A721) and Bellshill Bypass (A725) is 15,838 VPD and 66,563 VPD respectively.
- Offers in excess of £760,000 are invited, reflecting a Net Initial Yield of c.7%.

LOCATION

Bellshill is located approximately 10 miles east of Glasgow and benefits from strong connectivity to the national motorway network, with direct access to both the M8 and M74.

The subject property occupies a prominent roadside position at the junction of Mossbell Road and Belgrave Street, immediately adjacent to a newly developed Lidl store and within close proximity to the A725 with daily traffic levels surpassing 66,000 vehicles per day (VPD).

Nearby occupiers comprise a strong mix of national and local operators including **Lidl**, **DHL** and **Grahams Builders Merchants**.

DESCRIPTION

The investment comprises a dedicated EV charging hub within the wider Lidl estate, providing space for a minimum of 16 charging bays together with associated infrastructure including substations, cabling and ancillary equipment.

The site is positioned immediately adjacent to the main entrance and car park of the Lidl store, occupying approximately 1 acres (0.4 hectares) of land. The layout has been specifically configured to accommodate EV charging, including circulation space and associated infrastructure.

TENANCY INFORMATION

UNIT	TENANT	SIZE	RENT PA	LEASE START	NEXT RENT REVIEW	LEASE EXPIRY	COMMENTS
Mossbell Road, Bellshill	Osprey Charging Network Ltd	1 acre (0.4 ha)	£56,000 (£3,500 per bay)	13/12/2023	13/12/2026	12/12/2048	Annual CPI-linked increases at a collar at 2% and cap at 5%.

TENANT FINANCIAL COVENANT STRENGTH

Osprey Charging Network Ltd (08460233)

A UK-based operator of a nationwide network of rapid and ultra-rapid EV charging stations. Established in 2013, the company operates an expanding network of over 1,200 charging points across the UK and has built a significant asset base, with over £71 million in tangible assets. The business continues to grow its presence, focusing on strategically located charging hubs nationwide.

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TENURE

The property is held by way of a heritable title (Scottish equivalent of English freehold).

VAT

All prices are quoted exclusive of VAT. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

AML REGULATION

Under HMRC and RICS regulations and The Proceeds of Crime Act 2022, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/ tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

PROPOSAL

We are instructed to seek offers in excess of **£760,000** (Seven Hundred and Sixty Thousand Pounds) exclusive of VAT.

A purchase at this level would show an attractive **net initial yield of c.7%** after allowing for standard purchaser's costs.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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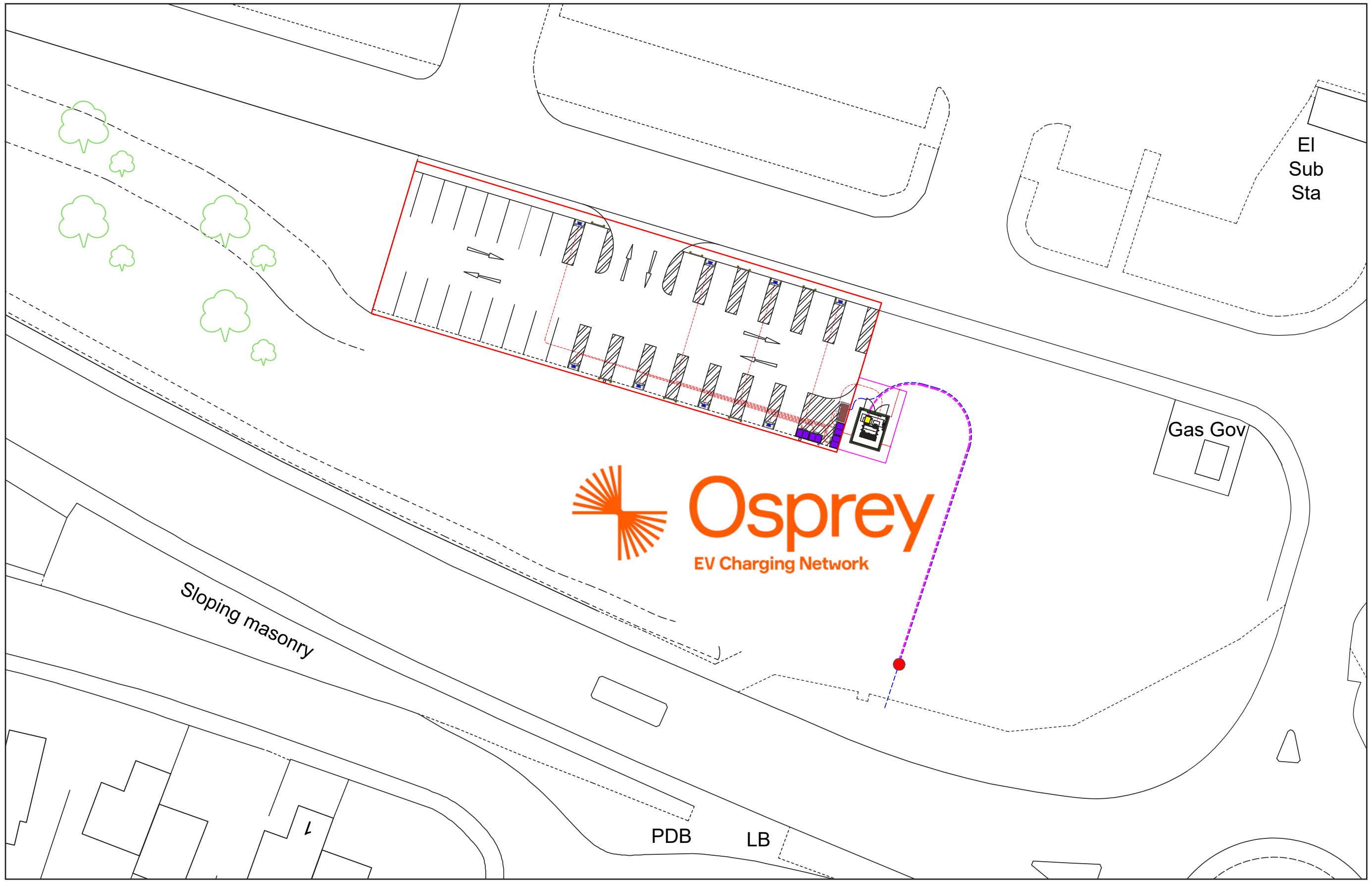

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