

Highly Reversionary Industrial Ground Lease For Sale

5 Pinefield Parade, Elgin, IV30 6AG



INVESTMENT SUMMARY

- Heritable title (Scottish equivalent to English freehold) industrial investment.
- Ground lease to Keyline Civils Specialist Ltd (D&B of 5A3), with a tangible net worth of £141,000,000
- Rent increased to £42,500 per annum in the 15/05/2025 rent review.
- Long Uninterrupted term until 15th May 2041.
- Offers in excess of £675,000 (Six hundred and seventy-five thousand pounds Sterling) are invited.

LOCATION

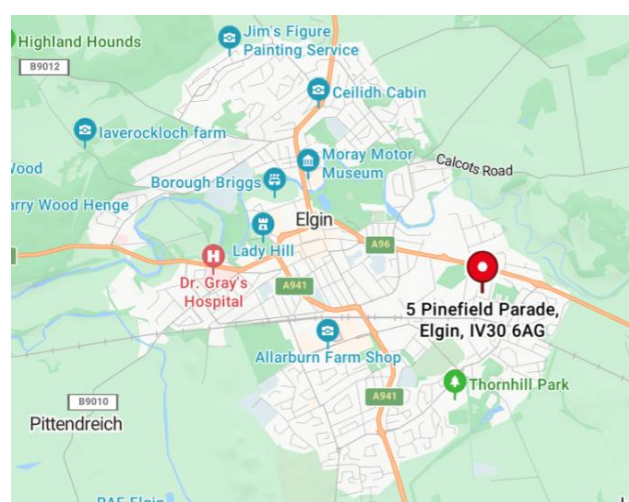
With a population of 25,000, Elgin is recognised as the principal commercial and administrative centre for Moray and benefits from strong transport connectivity across the north-east of Scotland. The town is strategically positioned on the A96 trunk road, the primary route linking Inverness and Aberdeen. Elgin has a series of regeneration plans in place including:



- 66 miles east of Inverness
- 64 miles north-west of Aberdeen
- 36 miles north of Aviemore

SITUATION

5 Pinefield Parade is a well-established industrial and trade location within the Pinefield Industrial Estate, recognised as the primary industrial location in Elgin, approximately one mile from the town centre. Surrounding occupiers include: Howdens, MKM Building Supplies, Crown Paints, Highland Glass Ltd, and Highland Industrial Supplies Ltd.



ACCOMMODATION

5 Pinefield Parade consists of 1.94 acres of industrial land with the vast majority of the surface being laid in concrete.

The tenant has erected at their own cost a 13,882 sq ft (1,289.71 sq m) industrial warehouse and trade counter, with ancillary office space with 40 parking spaces. This represents a very low site coverage of circa 17.2%.

The building has undergone an extensive interior and exterior refurbishment and is well maintained by the tenant.

TENANCY

The property is let on a ground lease to Keyline Civils Specialist Limited, trading as Travis Perkins. As of 15th May 2025, the passing rent is £42,500 per annum.

The lease runs until 15th May 2041 without breaks, providing an unexpired term of 15 years. There is a provision for rent reviews every 7 years, with the next review due on 15th May 2032.

The tenant has been in occupation since 15th May 1977.

The tenant is obliged to repair, at their own expense, the building which they constructed in 1978, and any other part of the Property which has not been built upon and all drains, water pipes, gas and electric services that relate to the Property.

Tenant	Start date	Expiry	Breaks	Rent review
Keyline Civils Specialist Ltd	15/05/1977	15/05/2041	n/a	15/05/2032 15/05/2039

TENANT COVENANT

Keyline Civils Specialist Ltd, trading as Travis Perkins. In their December 2024 accounts, the company posted a turnover of £489m with a gross profit of £67.6m and a net profit after tax of £7m.

The tenant has a Dun and Bradstreet rating of 5A3 with a tangible net worth of £141,000,000.

TENURE

The property is held on a Heritable title (Scottish Equivalent of English freehold).

ENERGY PERFORMANCE CERTIFICATE

As this is a ground lease an EPC is not required.

VAT

The property is elected for VAT which will therefore be payable on this transaction, however it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

PROPOSAL

Offers in excess of £675,000 (Six hundred and seventy-five thousand pounds Sterling) are sought for our client's heritable interest, subject to, and with the benefit of the occupational lease.

A purchase at this level reflects an NIY of 5.99%, allowing for standard purchaser's costs, with significant reversion potential to 16.92% on lease expiry.

FURTHER INFORMATION

For further information please contact either:

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