

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT UNITS LOCATED ON A REFURBISHED POPULAR ESTATE. THE UNITS ARE LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASE WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

Unit 7 & 8 St. Anne's Industrial Estate, St Annes Rd, Willenhall, WV13 1SA

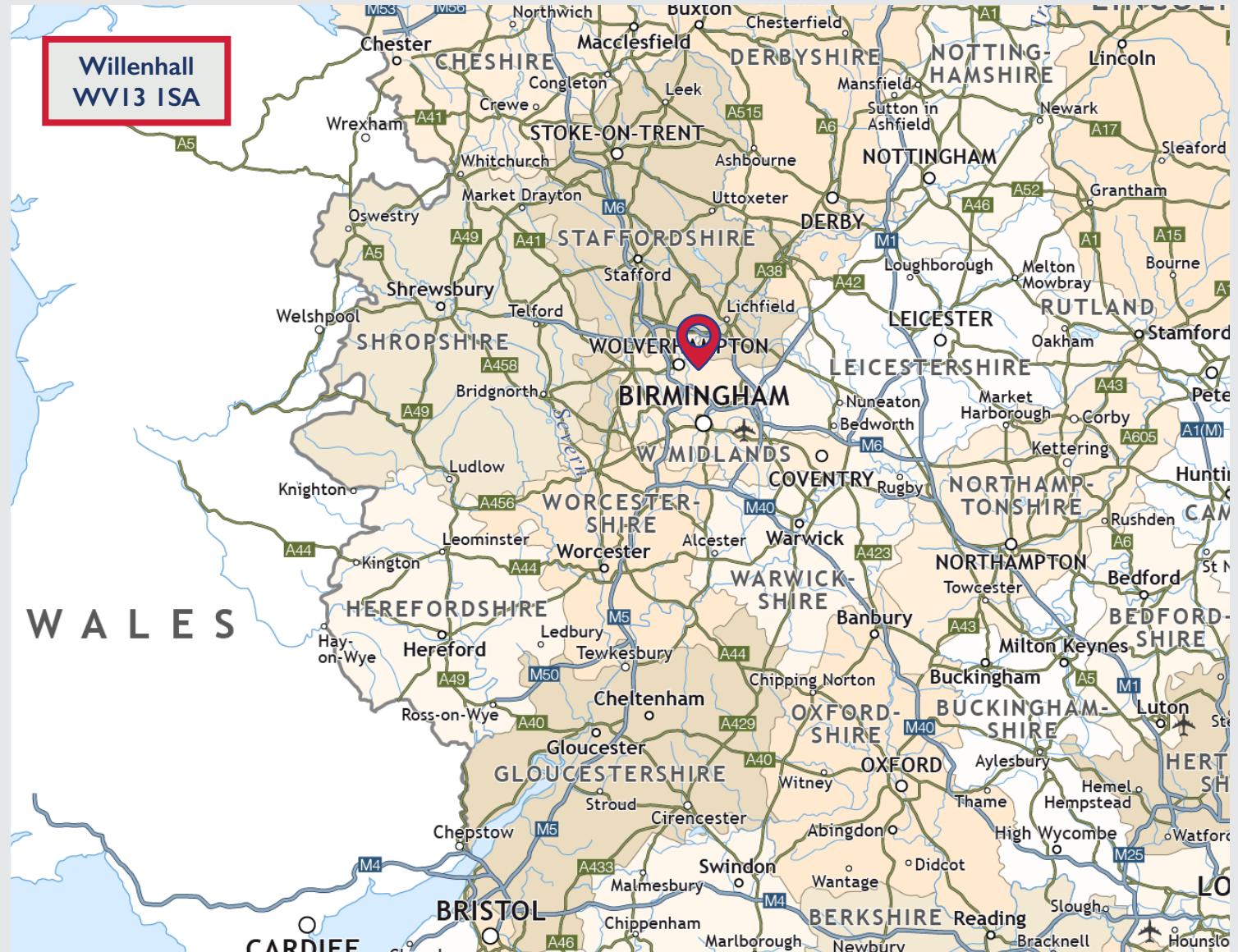
PRICE - £306,000 | TOTAL RENT - £26,000 p.a. | YIELD – 8.5%

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LOCATION

Situated within one mile of Willenhall, St Anne's Industrial estate is positioned approximately 4.5 miles from Wolverhampton City Centre with Junction 10 of the M6 motorway approximately two miles to the south east via the Black Country Route A454. It offers excellent connectivity to the Midlands motorway network and the locality. The property is located within a well-known industrial location and boasts a variety of occupiers as well as offering versatility in unit size. Willenhall's heritage was forged in lock and key manufacturing which feature prominently on the town's Coat of Arms. This history is honoured at the museum, known as the Locksmith's House. In more recent times the town has become the headquarters for Poundland. At the 2011 census the town's population was estimated at 28,480.



DESCRIPTION

The whole estate contains 15 commercial units of varying sizes, ranging from 1,100 up to 3,500 sq. ft., as well as providing an external yard extending to approximately 0.43 acres (0.173 hectares). The units are of mixed construction but in the most part are steel portal framed with either asbestos sheet or profile roof panelling. All units are accessed via roller shutter doors and benefit from all mains utilities and independent W/C facilities. The site has a prominent access from St. Anne's Road and features a good ratio of on-site parking. Unit 7 provides approximately 1243 sq ft (115.47 sq m) of accommodation. Unit 8 provides approximately 1757 sq ft (163.23 sq m) of accommodation.



TENURE

The property is held freehold and sold subject to the existing lease.

TENANCY

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice.



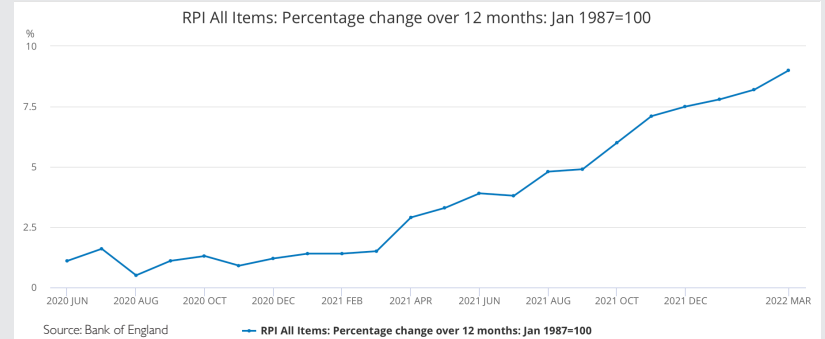
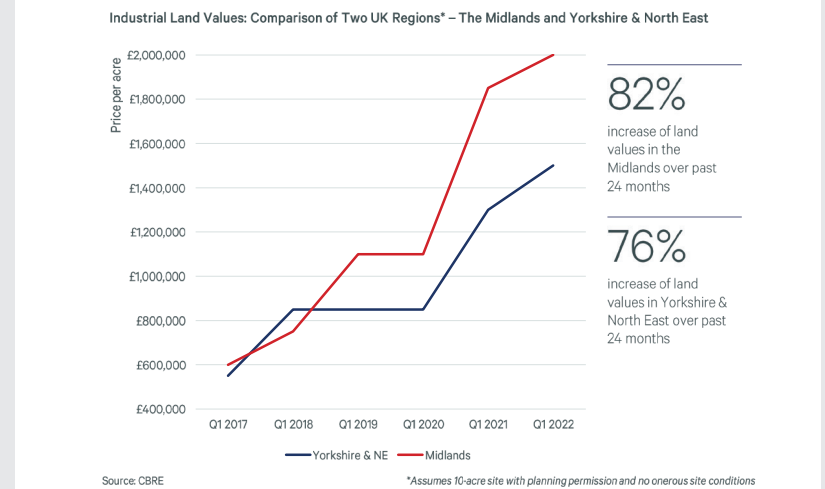
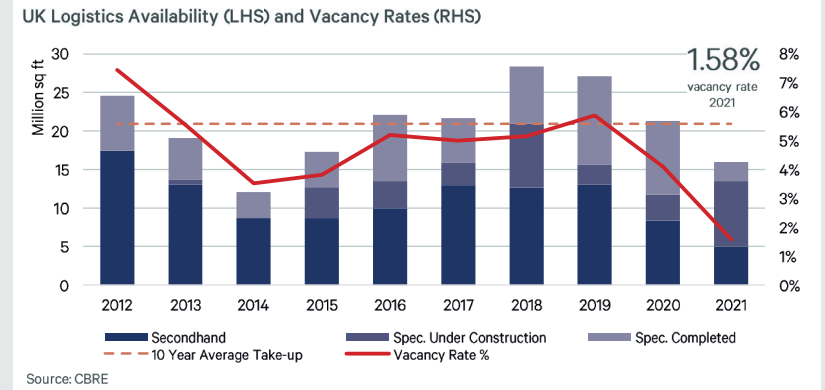
UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
7	Mr Asnain Mahmood	1243	£10,400	22/06/2022	22/06/2025	22/06/2026	22/06/2027
8	Mr Lucas Tobias	1757	£15,600	08/07/2022	08/07/2025	08/07/2026	08/07/2027

INVESTMENT MARKET COMMENTARY

The investment market for UK industrial units shows no sign of pausing for breath into 2022. Q4 2021 delivered a record volume of over £4bn and Q1 is looking to deliver another bumper quarter of transactions. Availability of stock, currently at 1.58% (CBRE) is likely to provide the main limiting factor in transaction volume which is forecast to drive further yield compression in this market sector.

Rental growth is also set to continue the upward trend, especially as supply levels have failed to keep pace with insatiable occupier demand. Significant increases in land values over the last 5 years have placed pressure on new and speculative development schemes coming forward. This is providing opportunities for smaller investors to access this growing market. In fact, the Office for National Statistic has recently produced research identifying that the transport, logistics and storage sector grew at over 88% between 2011 and 2021.

On a macroeconomic level, Bank of England forecast inflation to top 10% this quarter, eroding hard earned savings but offering excellent opportunities to commercial investors looking for inflation and RPI linked property deals.



We sell commercial property with an inflation linked rental stream

PRICE

£306,000

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

EPC

Copies of the EPC certificates are available upon request.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact Nick Twigg MRICS by email on nick@reinvestors.co.uk or by telephone on 07538 325979



ADDITIONAL INFORMATION The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property