

FOR SALE - FREEHOLD REFURBISHED INDUSTRIAL UNIT ON AN ESTABLISHED ESTATE
LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASE WHICH IS SUBJECT TO THREE
YEARLY RENT REVIEWS TO THE GREATER OF MARKET RENT OR RPI.

Unit 14 Highfield Industrial Estate, Ferndale, Rhondda Cynon Taf, CF43 4SX

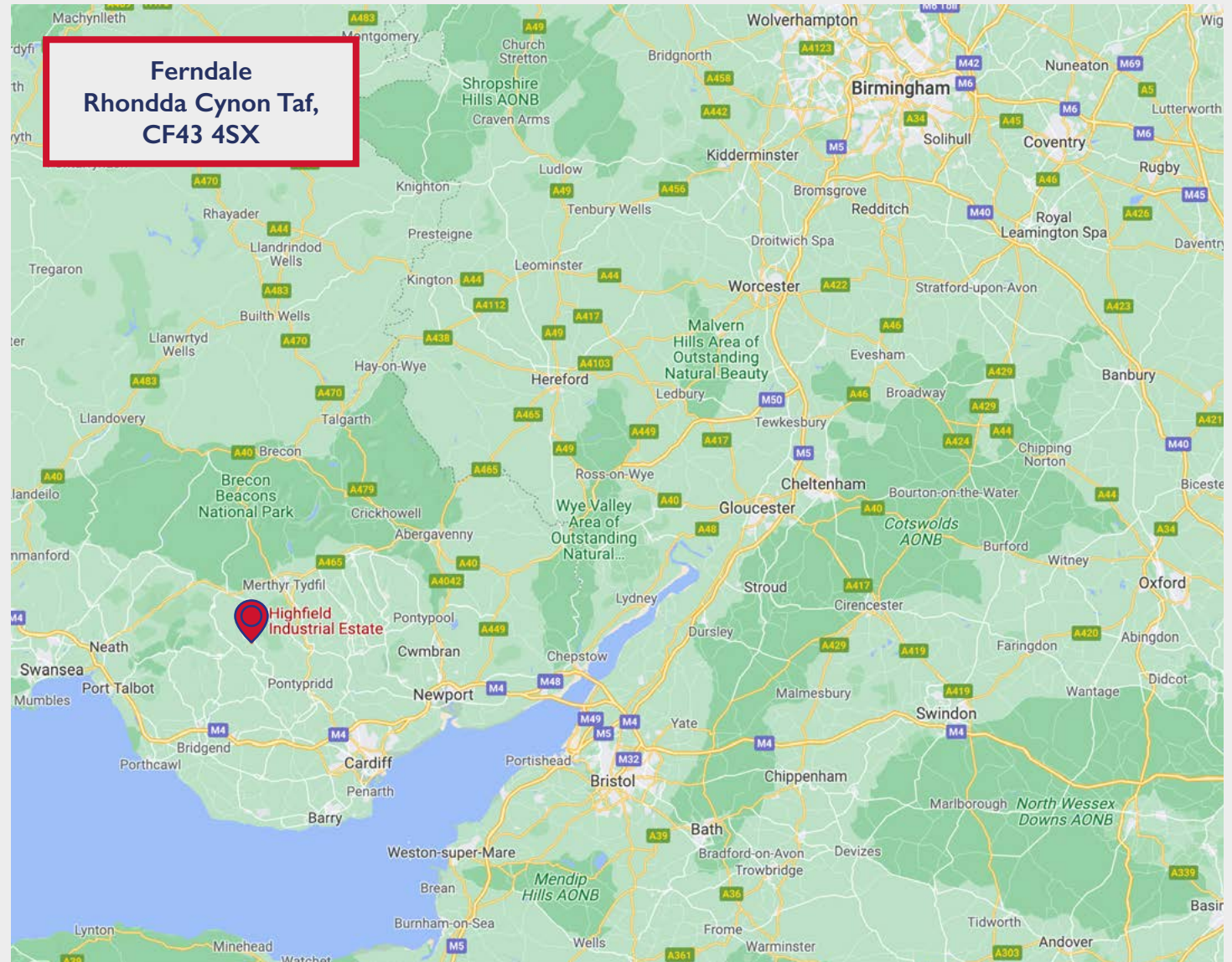
PRICE - £100,000 | RENT - £8,320 p.a. | YIELD - 8.5%

All enquiries: 01788 296216 | Email: sales@reinvestors.co.uk



LOCATION

Highfields Industrial Estate is located in Ferndale, which is approximately 18 miles north west of Cardiff, 36 miles east of Swansea and 15 miles north of Bridgend. The estate is situated next to the A4233, providing access to the A470 dual carriageway and subsequently J32 of the M4 motorway. Ystrad Rhondda Railway Station is within close proximity. The area has seen significant inward investment to support growth and the focus of the strategy has been on local economic regeneration. This is supported by the Rhondda Cynon Taf Local Development Plan which identified Ferndale as one of a number of key settlements integral to the Northern Strategy Area to act as a focal point for growth.



DESCRIPTION

The estate consists of 11 terraces providing light industrial small starter units with the benefit of ancillary office accommodation and toilet facilities.

Unit 14 provides approximately 1108 sq ft (103 sqm) of industrial accommodation with c.4m eaves with accessed via roller shutter doors and a separate pedestrian entrance.

Units are of steel portal frame construction with brick and profiled metal cladding elevations with concrete roof panels. Each terrace has secured gated access to a large hardstanding area providing car parking and loading to the front of the units.



TENURE

The property is available freehold subject to the existing tenancy.

TENANCY

The property is let to Arts Factory who have been in occupation for over 30 years.

The lease is for a term of 10 years from 08/08/2022 on full tenant repairing terms, at a rent of £8,320 per annum.

The lease is subject to review in each 3rd year of the term to the greater of market rent or RPI.

The lease is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.

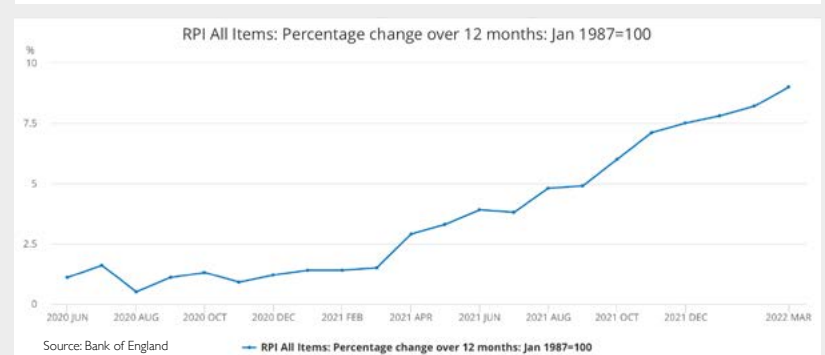
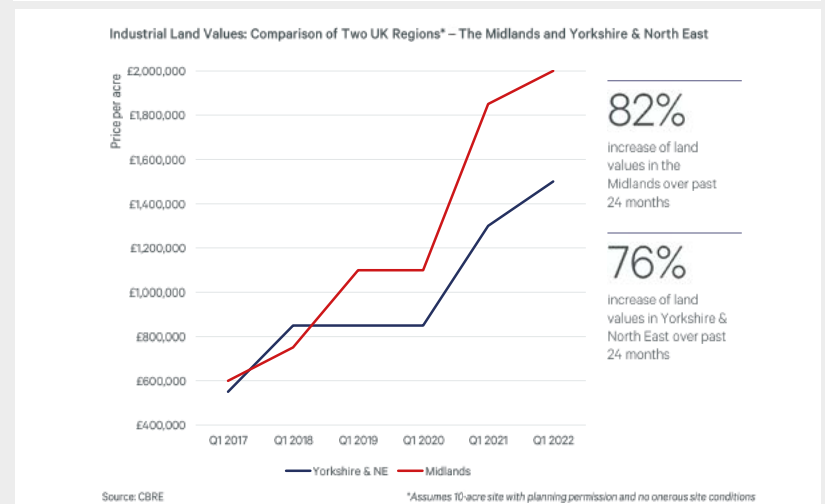
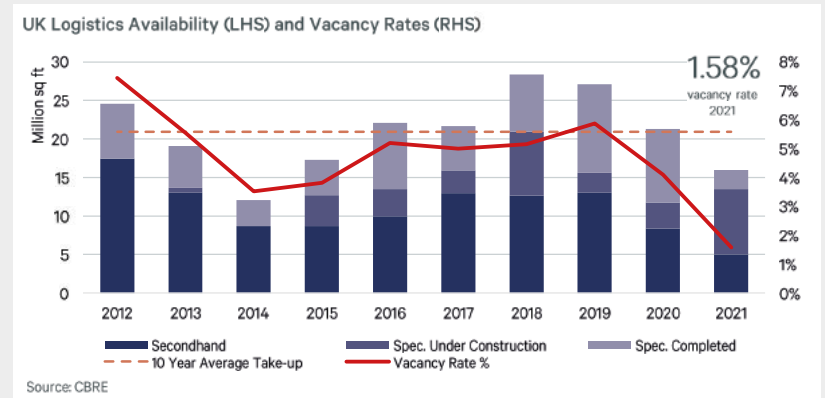


INVESTMENT MARKET COMMENTARY

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

£100,000

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.

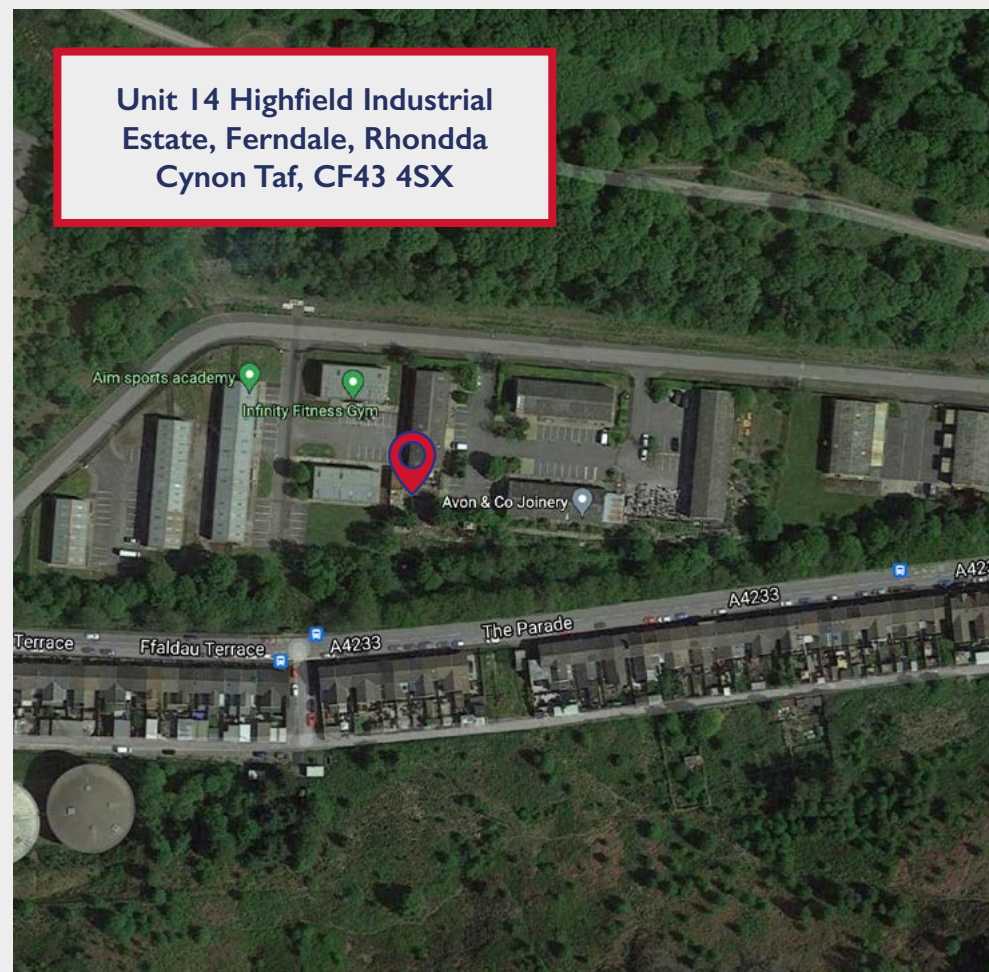
OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

e: sales@reinvestors.co.uk **t:** 01788 296216

w: www.reinvestors.co.uk

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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