

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING TWO ADJOINING INDUSTRIAL UNITS LET ON A NEW 10 YEAR FULL REPAIRING LEASE WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 4 & 5 Cleveland Street Industrial Estate 300 Cleveland Street, Birkenhead, CH41 4JN

PRICE - £160,000 | RENT - £13,520 P.A. | YIELD – 8.5%

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LOCATION

Birkenhead is a town in the Metropolitan Borough of Wirral, England. It is on the Wirral Peninsula, along the south bank of the River Mersey, opposite the city of Liverpool. At the 2011 census, it had a population of 88,818.

The area is dominated with well-established industrial and commercial uses and is accessed from the west via the M53 motorway linking with the A15139 and the A554 and from the east via the Queensway Tunnel. The area is set to benefit from significant financial investment through the creation of the Wirral Waters Masterplan tasked to create a mixed-use, high-density, highly sustainable project that will elevate and regenerate the area to the benefit of its existing community.



DESCRIPTION

The site was a former local authority depot and has been converted to starter industrial units over a site area of approximately 0.7 acres. This is a popular industrial estate and it is configured to provide 12 commercial light industrial units and 5 lock up yards of between 400 - 1,700 sq ft. Unit 4 provide approximately 910 sq ft and Unit 5 approximately 570 sq ft. The estate is accessed directly from Cleveland Street. The units comprise single storey brick built light industrial buildings accessed by either roller shutter door or pedestrian gate from the front of the property and were recently refurbished. Internally the units provide open plan accommodation with the benefit of a separate office area and toilet facilities. The estate is subject to a small service charge (payable by the occupational tenants) to ensure ongoing good estate management.



TENURE

The property is available freehold subject to the existing tenancies.

TENANCIES

The property is let to two tenants on 10 year full repairing leases providing an annual income of £13,520. The rent 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 the fifth year of the term subject to the giving of 12 months prior notice.



Unit	Tenant	Size SQ.FT.	Lease Date	Rent	Rent Review	Break Option	Break Notice
4	Mr Adriatik Shabanaj	708	20/11/2023	£7,540	20/11/2026	20/11/2028	20/11/2027
5	Aaron Wood	570	04/09/2023	£5,980	04/09/2026	04/09/2028	04/09/2027

