

FOR SALE - FREEHOLD REFURBISHED INDUSTRIAL UNITS ON ESTABLISHED ESTATE AND LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WHICH ARE SUBJECT TO A THREE YEARLY RENT REVIEWS TO THE GREATER OF MARKET RENT OR RPI.

Units 11 a,b, c & annexe Highfield Industrial Estate, Ferndale, Rhondda Cynon Taf, CF43 4SX

PRICE - £390,000 | RENT - £35,100 p.a. | YIELD – 9%

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. The units provide approximately 4m eaves 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 sold freehold subject to the occupational leases below.

TENANCY

The leases are each for a term of 10 years on full tenant repairing and insuring terms as detailed in the tenancy schedule below. Each lease is subject to a rent review as set out in the table below to the greater of market rent or RPI. The leases are subject to tenant only break clause at the 5th year subject to 12 months minimum notice.



Unit	Tenant	Start Date	Lease	Rent	Rent Review	Size sqft
Unit 11 Annex	Genwyn Davies - Construction Contractors	27 th May 2022	10y	£3,900+VAT	3y	433
Unit 11a	Leon Rowe - Dog Fertility Clinic	1 st June 2023	10y	£15,600+VAT	5y	1,926
Unit 11b	Ashley Martin - Car Mechanic	13 th July 2023	10y	£8,060+VAT	5y	925.6
Unit 11c	Ashley Martin - Car Mechanic	2nd Sept 2022	10y	£7,540+VAT	5y	896.6

PRICE

£390,000 plus VAT

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that 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

www.reinvestors.co.uk



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