

FOR SALE - RECENTLY CONSTRUCTED FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING A WORKSHOP UNIT LET ON 10 YEAR FULL REPAIRING LEASE WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Unit 4 Pentre Industrial Estate, Shrewsbury SY4 1BP

PRICE - £202,000 | RENT - £17,160 P.A. | YIELD – 8.5%

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



LOCATION

The property is located in Pentre, which is approximately 1 mile from Nescliffe and within close proximity of the A5 Trunk Road (Main Oswestry to Shrewsbury Road), this provides access to the national road network.

The property is situated approximately 7 miles from the town of Shrewsbury and approximately 7 miles from Oswestry and approximately 25 miles from Telford.

Birthplace of Charles Darwin, Shrewsbury is set amidst the glorious Shropshire countryside near to the Welsh Borders and is one of England's finest medieval market towns.



DESCRIPTION

The property comprises a self-contained industrial unit. The unit is of steel portal frame construction with part brick and part metal clad elevations under a profiled metal roof with translucent roof panels for natural lighting. It has separate pedestrian and roller shutter access and there is yard space and parking to the front and side of the units.



TENURE

All units are held freehold and are sold subject to the existing tenancy.

TENANCIES

The property produces an annual rent of £17,160 exclusive of VAT.

It is fully let in accordance with the tenancy schedule below on 10 year full tenant repairing lease from with 3 yearly rent reviews to the greater of RPI or market rent. The leases are subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.



Unit	Tenant	Size SQ.FT.	Headline Rent	Lease Date	Lease Length	Rent Review	PSF
4	Mohammad Shoaib Younis and Global Jap Imports Ltd	2,040	£17,160.00	10.01.2024	10 years	10.01.2027	£8.41

We sell commercial property with an inflation linked rental stream

PRICE

£202,000

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



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.