

FOR SALE - FREEHOLD REFURBISHED INDUSTRIAL UNIT 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.

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

PRICE - £122,500 | RENT - £10,400 p.a. | YIELD – 8.5%

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



LOCATION

Highfield 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 4 provides approximately 1,200 sq ft (111.48 sq m) 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 Christopher Emery and David Williams, they have been repairing cars for around 10 years and were previously at another unit which they have outgrown. They specialise at dealing with Gear Boxes, Collision Damage, Clutches, balancing and diagnostics

The lease is for a term of 10 years from 22th Nov 2023 on full tenant repairing terms, at a rent of £10,400 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.



PRICE

£122,500 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