







FOR SALE



Fully let industrial investment generating a gross annual rent of £75,000

Unit 3B & 3C Newhouse Road, Huncoat Industrial Estate, Accrington, BB5 6NT

-  Industrial investment property generating a rent of £75,000 per annum
-  Two self-contained industrial units on popular Hyndburn Business Park
-  Large plot of land extending to over one acre
-  Secure fenced and gated site being close to Ewood Foods, Bensons for Beds and Clayton Park Bakery
-  Large plot which may be suitable for the construction of a third unit (subject to both planning and the freeholders consent)
-  Front unit extending to approximately 7,843 sq ft and rear unit extending to 5,003 sq ft
-  Positioned close to the A56 with good connections to Preston, Blackburn and Manchester
-  Leasehold for the residue of 125 years with Hyndburn Borough Council owning the freehold

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The units are located on the popular and established Huncoat Business Park.

The properties are positioned off Newhouse Road within a short drive of the A56 bypass having excellent connections to the national motorway network.

Huncoat Business Park is an established estate with other businesses in the vicinity including Ewood Foods, Bensons for Beds, Clayton Park Bakery and the Senator Group.

Description

Two detached portal frame warehouse units located on a popular and established Hyndburn business park.

The front unit (3B) extends to approximately 7,843 sq ft including offices and is let to Apetito Ltd at an annual rent of £45,000 plus VAT. The rear unit (3C) extends to approximately 5,003 sq ft and is let to CAPO-UK Ltd at an annual rent of £30,000 plus VAT.

The industrial units are contained within a fenced and gated site with good onsite car parking and loading for HGV's.

The plot extends to over one acre and there may be scope to construct a third unit subject to obtaining both the freeholders and local authority planning consent.

Accommodation

The accommodation has been measured on a gross internal basis including offices and toilets and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
Unit 3B (tenanted)	7,843	728
Unit 3C (tenanted)	5,003	464
GIA	12,846	1,192

Guide Price

Price on application.

Vat

We have been informed that the purchase price will be subject to VAT at the prevailing rate.

Tenure

The site is leasehold for a term of 125 years from the 4th April 1990 with an annual ground rent of £4,710. A copy of the ground lease is available on request.

Tenancies

Unit 3B is let to Apetito Ltd (00233851) by way of a five year lease commencing on 23rd November 2022 with a break clause in November 2025 at a current rent of £45,000 per annum plus VAT.

Unit 3C is let to CAPO-UK Ltd (10543746) by way of a three year lease commencing on 22nd February 2024, at a current rent of £30,000 per annum plus VAT.

Whiteacres understand the buildings insurance is recharged to the tenants, however the ground rent is the landlords cost.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the properties are:

Unit 3B - £28,000 per annum.

Unit 3C - £26,000 per annum

The prospective purchaser must check and verify this information by contacting Hyndburn Borough Council on 01254 388111.

Services

Both units have the benefit of mains electricity and water. Unit 3B also has the benefit of mains gas and gas fired central heating.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

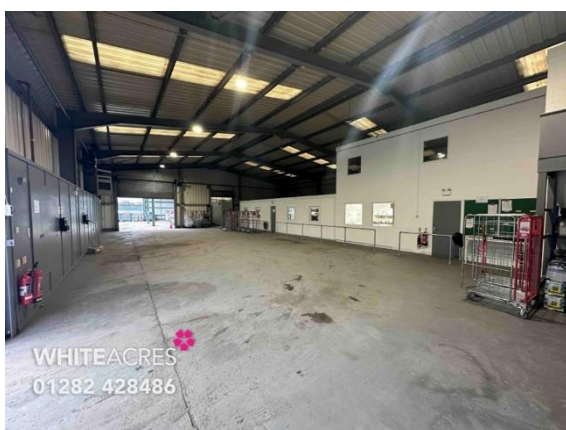
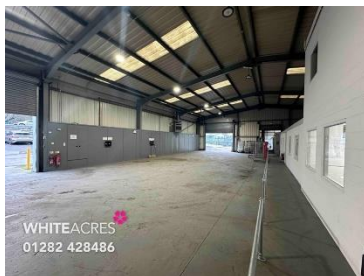
Please contact the agents:

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Whiteacres Property Church House,
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Unit 3B Huncoat Industrial Estate, Accrington, BB5 6NT



Unit 3C Huncoat Industrial Estate, Accrington, BB5 6NT

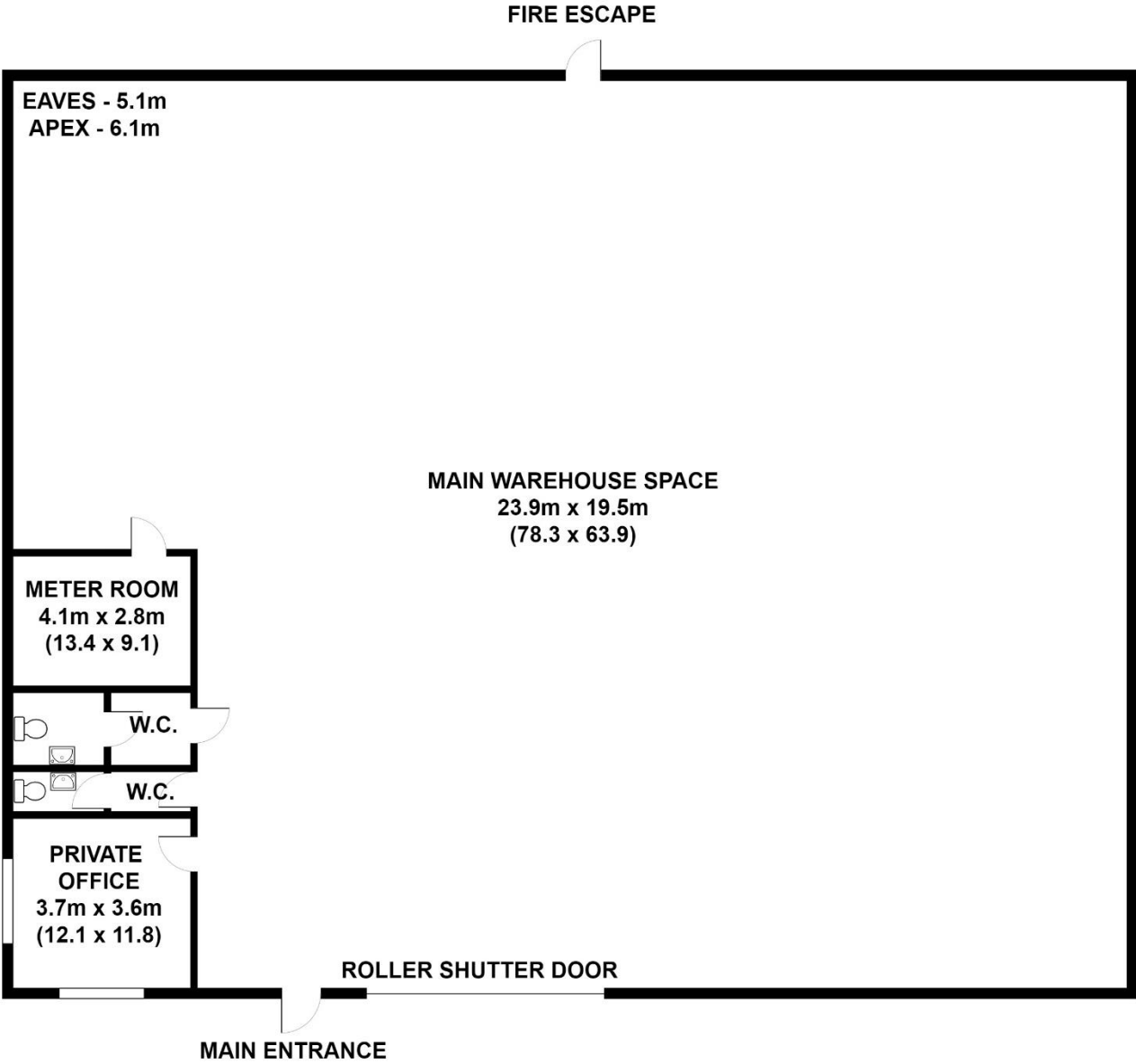


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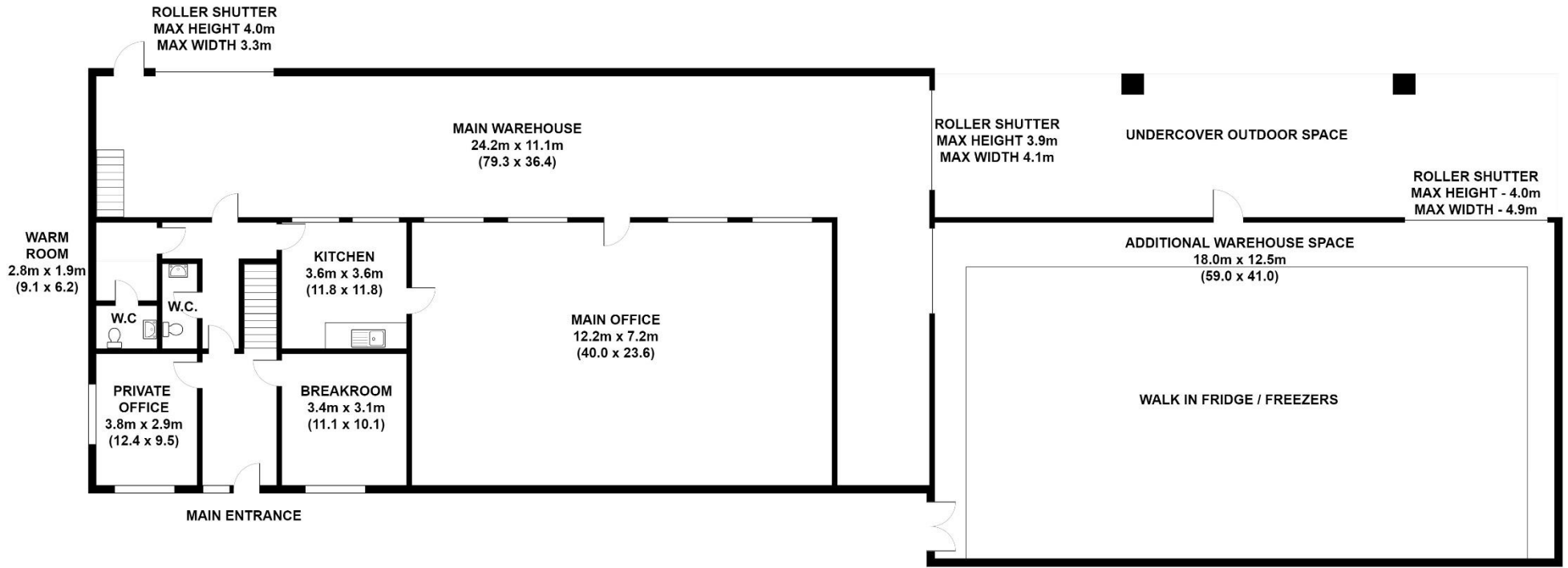
These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

UNIT 3C - SUBSTANTIAL VACANT OPEN PLAN WAREHOUSE
Approx 464.8 sq. meters (5,003.3 sq. feet)

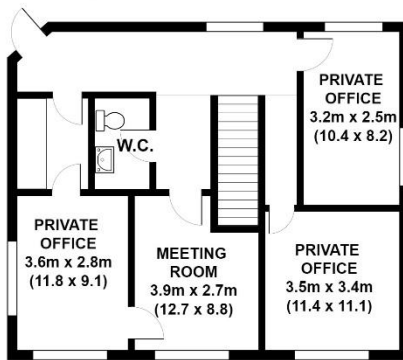


For illustration purposes only - not to scale

UNIT 3B WAREHOUSE / OFFICES (TENANTED)
 Approx 728 sq. meters (7,843.3 sq. feet)



FIRST FLOOR OFFICES



For illustration purposes only - not to scale

HM Land Registry
Official copy of
title plan

Title number **LA649048**
Ordnance Survey map reference **SD7630SE**
Scale **1:1250**
Administrative area **Lancashire : Hyndburn**



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