



STRETTONS
EST 1931

**REVERSIONARY
INVESTMENT
FOR SALE**

**UNIT 2
BOREHAMWOOD
ENTERPRISE
CENTRE**

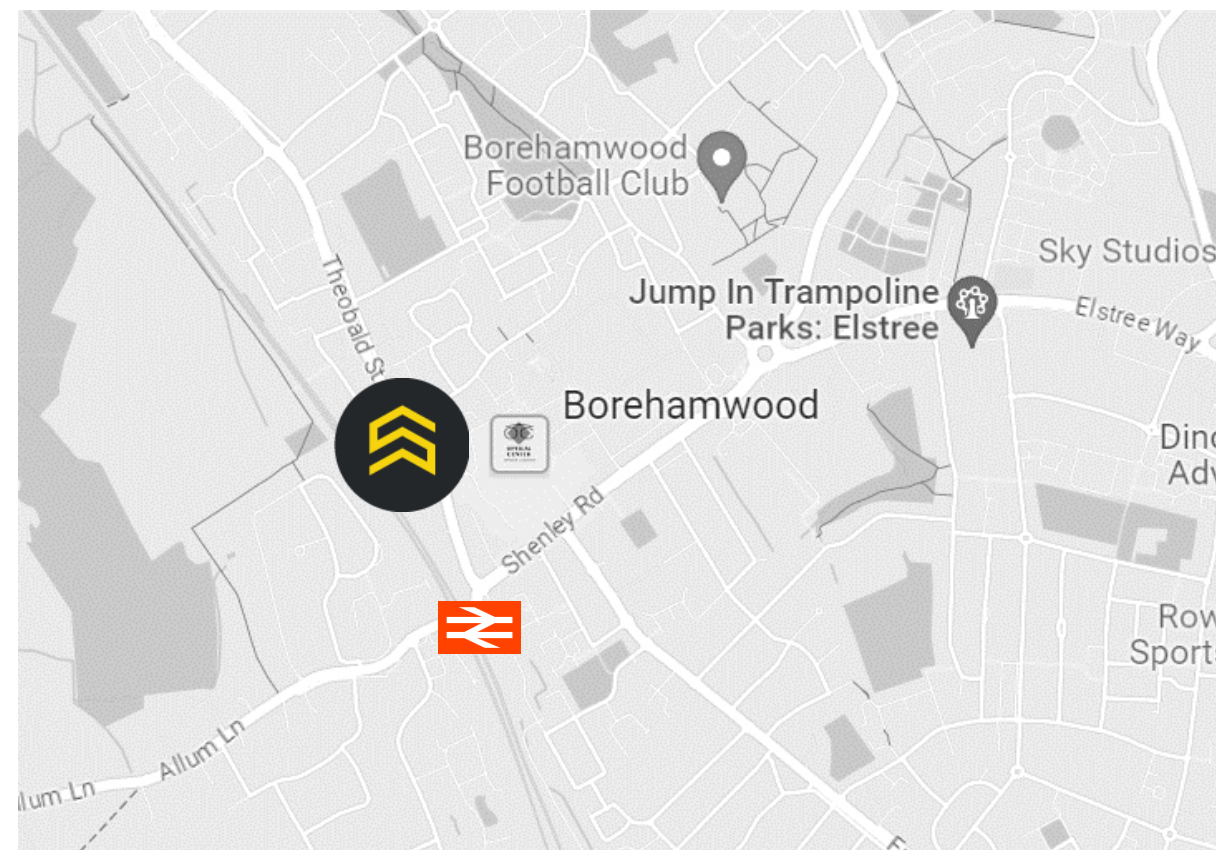
HERTFORDSHIRE | WD6 4RQ

2,684 sq ft Trade
Counter Warehouse



Investment Summary

- Prominent location in Borehamwood, close to shops and transport amenities
- Established Trade Estate
- 2,684 sq ft Trade Counter warehouse
- Let to the excellent covenant of UK Plumbing Supplies Ltd (Company Number 02384774) on a fully repairing and insuring lease terms for 10 years commencing 1st October 2015 (circa 2 years remaining)
- UK Plumbing Supplies Ltd are one the UK's largest plumbing merchants and are the owner of Graham Plumbers' Merchant (Company Number 00066738) the current tenant. Graham's is a trading entity of UKPS Ltd.
- Passing rent of £32,000 per annum (£11.90 psf). Disregarding the mezzanine
- Lease benefits from being inside the Landlord and Tenant Act 1954
- Estimated Rental Value of £18 psf
- Reversionary Investment Opportunity
- We are inviting offers **in excess of £750,000 (Seven Hundred and Fifty Thousand Pounds)** for our clients freehold interest exclusive of VAT which after usual purchasers costs would reflect a **Net Initial Yield of 3.8% or Reversionary Yield of 5.7%** in 2025.



Location

The property is located within the Borehamwood Enterprise Centre in South Hertfordshire. Located just off Theobald Street providing the property with excellent connectivity. Borehamwood and Elstree station is a five-minute walk and the A1(M) is a short drive away. Opposite is the Borehamwood Shopping Park. Borehamwood Shopping Park is home to several nationwide brands such as M&S, Aldi, Pets at Home, Argos and Sports Direct.



Description

The property comprises a mid-terrace industrial/trade counter unit. The ground floor consists of a warehouse space and a small retail area. The property benefits from a mezzanine, 1st floor office space and W/C facilities.

The property has eaves clearance to 4.8m and an apex height of 7.9m.

Located on a small industrial estate with 5 terraced trade counter style units. The estate comprises a large yard area and access from Theobald Street. The unit benefits from 7 designated car parking spaces.

The property benefits from the following amenities:

- 3 phase power
- Electric roller shutter
- Mezzanine
- Shared yard
- 7 car parking spaces

Schedule of Accommodation

| | Sq ft | Sq m |
|--------------|--------------|------------|
| Ground Floor | 2,346 | 217.9 |
| First Floor | 338 | 31.4 |
| Total | 2,684 | 350 |
| Mezzanine | 1,084 | 100.7 |

Tenancy

Graham Plumbing Merchants are a trading style of UK Plumbing Supplies Limited. The unit is let on a Fully Repairing and Insuring Lease for a term of 10 years from 1st October 2015. The current passing rent is £32,000 per annum (£11.90 psf). COVID 19. The passing rent of £11.90 psf is considered highly reversionary, considering the following rental comparables in the next page which Strettons believe support a Estimated Rental Value of £18 psf.

Tenure

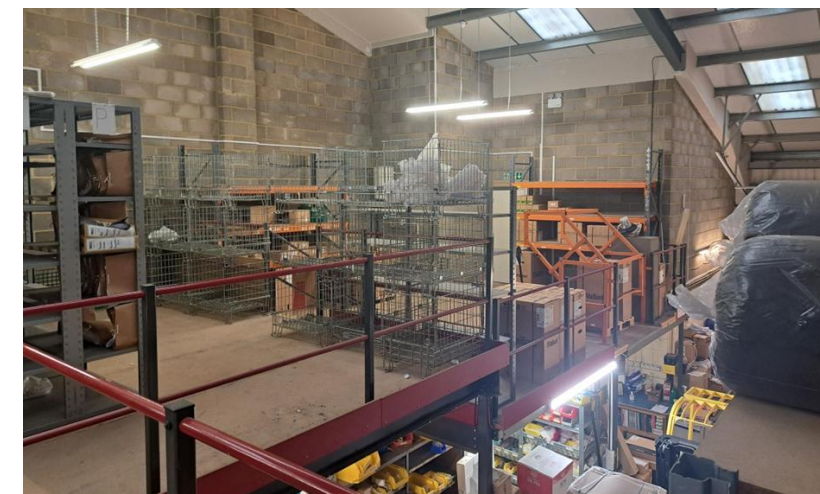
The property is held freehold, title number HD363168



Occupational Snapshot

ERV

Strettons Industrial Agency department view on the **Estimated Rental Value (ERV) on the subject property is £18 per sq ft.** Over the past few years industrial rents have continued to grow in the South East and in particular within the M25. Please see the schedule below showing some recent letting activities in the region.



Lettings Comparables

| Property | Date | Size (Sq Ft) | Tenant | Lease Terms | Rent |
|---|----------------|--------------|---------------------------------|--|--------|
| Unit 1 Borehamwood Enterprise Centre | Under Offer | 3,356 | TBC | Asking rent of £55,000 per annum | £16.40 |
| 385 Centennial Park, Borehamwood | Under Offer | 4,844 | Confidential | 10 year exclusive lease with a break at the end of year 5 | £18.60 |
| Unit 2 Elstree Distribution Park | Under Offer | 21,610 | TBC | Detached refurbished warehouse believed to be under offer | £22.50 |
| Mundells Industrial Estate, Welwyn Garden City AL7 1EW | Under Offer | 4,936 | Confidential | 10 year lease with a break at the end of year 5. 3 months rent free. | £15.00 |
| Unit 3, Bilton Way, Enfield | Under Offer | 28,581 | TBC | End of terrace warehouse recently refurbished. | £22.50 |
| Unit 8 The Dencora Centre, St Albans | September 2022 | 2,476 | Alliance Automotive | 10 year lease with a break at the end of year 5 | £19.40 |
| Unit 9 Edmonton Trade Park, 10 Advent Way, N18 3BH | Jan 2022 | 4,843 | New Horizon Distribution Ltd | Secondary refurbishment, 5 years with a mutual break option at the end of year 3 | £18.27 |

Covenant

UK Plumbing Supplies Ltd supplies innovative plumbing, heating, bathroom and renewable solutions to the trade and retail, as well as having a dedicated commercial team to provide sustainable products to larger projects.

Graham Plumbers' Merchant has been owned by UK Plumbing Supplies since 2021. UKPS is the largest independent plumbers' merchant in the UK. Over 300 individual locations to serve all aspects of the marketplace from which they operate.

UK Plumbing Supplies (Company Number 02384774) has a CreditSafe score of A100. Financial accounts for the years ending 31/12 respectively.

| | 2021 | | 2020 | | 2019 |
|----------------------|--------------|----------------------|--------------|----------------------|--------------|
| Turnover | £616,156,000 | Turnover | £203,784,000 | Turnover | £173,934,000 |
| Gross Profit | £156,694,000 | Gross Profit | £59,396,000 | Gross Profit | £50,244,000 |
| Total Current Assets | £230,894,000 | Total Current Assets | £92,855,000 | Total Current Assets | £87,525,000 |

Investment Comparables

| Property | Tenants | Area (sq ft) | Unexpired Term Certain | Price | NIY | Deal Date |
|---|------------------------------------|--------------|------------------------|-------------|-------|-----------|
| Unit 20, Walthamstow Business Centre, Clifford Road, London | The Complete Blind Service Limited | 1,947 | 10 | £400,000 | 6.25% | Aug 2023 |
| The Common, Cranleigh | Jewson | 16,218 | 10.6 | £6,200,000 | 2.55% | Feb 2023 |
| Jarman Way, Royston | HBK | 57,367 | 16 | £8,700,000 | 5.4% | Dec 2022 |
| 95 Lockwood Avenue, Enfield | Confidential | 6,248 | 7.5 | £1,400,000 | 2.9% | Aug 2022 |
| DNL House, Walthamstow | Life Equipment Ltd | 23,268 | 3 | £13,750,000 | 2.92% | Feb 2022 |
| Woodside Park, Dunstable | Deralam Laminates | 18,998 | 4 | £3,000,000 | 4.27% | May 2021 |

VAT

We understand the property has been elected for VAT and therefore anticipate the sale will be undertaken as a transfer of a going concern (TOGC)

EPC

The property has an EPC rating of C - 59

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

Proposal

We are inviting offers for our clients freehold interest **£800,000 (Eight Hundred Thousand Pounds)** exclusive of VAT which after usual purchasers costs would reflect a **Net Initial Yield of 3.8% or Reversionary Yield of 5.7%** in 2025.



For further information please contact

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Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. September 2023



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