

FREEHOLD INVESTMENT SALE

SINGLE STOREY INDUSTRIAL UNIT WITH PART TWO STOREY OFFICES

Delta Unit, Althorpe Street, Leamington Spa CV31 1NQ



4,173 SQ FT (387.74 SQ M) GIA

- Excellent access to Motorway network via M40 (J14 &15) within 3 miles
- Parking provision
- Freehold
- Close to Leamington Spa Town Centre
- Sought after location
- Vacant Possession can be obtained

Location

The unit is located on Althorpe Street south of Leamington Spa town centre. Althorpe Street is directly accessible to the Parade, being the main town centre/retail area of Leamington Spa. Leamington train station is within a 5 minute walk of the premises. The M40 (Junctions 14 & 15) are within 3 miles providing excellent access to the national motorway network.

Description

The premises are predominantly a single storey industrial building with part two storey offices. The building is constructed comprising solid and part rendered cavity brick walls with a mono pitched construction steel trussed roof with corrugated cement roof sheets with inset roof lighting. The two storey offices have a flat roof covered with mineral felt.

The building is currently split into two units comprising a small motor vehicle repair workshop and a larger light industrial manufacturing facility.

Accommodation

Main Unit Workshop inc WCs	2,796 sq ft	259.76 sq m
Ground & First Floor Offices	942 sq ft	87.54 sq m
Vehicle Repair Workshop	435 sq ft	40.44 sq m
Total GIA:	4,173 sq ft	387.74 sq m

Services

It is understood that single and three phase electricity, gas, water and drainage services are connected to the property.

Leases

The main unit is let to Delta Food Systems Limited by a Lease dated 10 March 2022 for a term of 6 years. There is a break option on 10 March 2025. The passing rent is £16,100 pa.

The second smaller unit is leased to Alan Morris, trading as Car Doctor dated 10 March 2022 for a 6 year term with annual break options. The passing rent is £4,200 per annum.

Price

£475,000. Vacant Possession can be obtained.

Rateable Value

£26,250

Energy Rating

E110. EPC available upon request.

VAT

All figures quoted are exclusive of VAT which will be chargeable if applicable.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Money Laundering Regulations

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser(s).

Viewing

Strictly by appointment with the sole agent:

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