



gth

Commercial Investment

Unit 6 Cheddar Business Park, Wedmore Road, Cheddar, Somerset, BS27 3EB

Investment Summary

- Accessible location 0.6 miles from the A371 and 10 miles from the M5 motorway.
- Warehouse and stores totalling 10,803 sq ft plus 2,600 sq ft of modern offices to include staff areas.
- A 10 year FRI lease having commenced on 28th April 2023 to Majestic Designs (UK) Ltd. with a mutual break and standard review on the 5th anniversary at a rent of £66,000 per annum.
- Guide price £1,000,000, reflecting a net initial yield of 6.24%.

Location

Cheddar Business Park is an established trading estate located on the southern edge of the village of Cheddar. Occupiers include Somerset Mobile Towbars, VADO bathrooms, Polyvine, Ocean Adventures Soft Play, Fitkit UK, Complete CNC Solutions, Artichoke, Archiwest and Cyient.

Cheddar has a resident population of just over 6,000 with the city of Wells and town of Weston-Super-Mare being nearby.

The A371 is close by and provides links to A38 and A370, which then in turn leads to Junctions 21 & 22 of the M5 motorway.

Description

Unit 6 is a detached two bay unit of steel portal frame construction with infilled blockwork elevations up to 2.30m, then clad in insulated corrugated metal sheet panels. A lean-to extension of similar construction is located at the eastern elevation of the unit. The main unit provides a minimum eaves height of 4.70m rising to 7.40m. Access is either via a pedestrian door or via three roller shutter doors, two measuring 3.25m x 3.55m with the largest measuring 4.50m x 4.05m.

Internally, the unit provides an open plan warehouse, lean-to store with mezzanine stores and a two storey office block, which is predominantly constructed of blockwork elevations. The office areas consist of a reception, offices, meeting rooms, kitchen, stores and WC block.

The plot totals 0.546 acres and has a good sized yard with a total of approximately 25 parking spaces. The yard is secured within a gated compound.





Services

Mains gas, electricity (three phase), water and drainage are connected.

Accommodation

Ground Floor

(Ground Floor Gross Internal Area 1,017.82 sq m 10,956 sq ft)

Warehousing & Stores	907.08 sq m	9,764 sq ft
Ground Floor Offices & Kitchen	111.43 sq m	1,200 sq ft
Sub-Total:	1,018.51 sq m	10,964 sq ft.

1st & 2nd Floor

First Floor Offices	129.99 sq m	1,400 sq ft
Lean-to Mezzanine Stores	58.01 sq m	625 sq ft
2nd Floor Store (restricted)	38.39 sq m	414 sq ft
Sub-Total	226.39 sq m	2,439 sq ft

Total 1,244.90 sq m 13,403 sq ft

Tenancy & Tenant Information

The property is to be sold subject to a 10 year full repairing and insuring lease, which commenced on the 28th April 2023, at a rent of £66,000 per annum with a mutual break and standard upward only rent review on the 5th anniversary.

Majestic Designs (UK) Ltd. have been trading for 21 years specializing in the manufacturing and installation of high quality UPVC and Aluminum windows, doors and conservatories across the region.

Majestic Designs (UK) Ltd.'s YE 2022 showed a net worth of £5,105,250 a rise of 21.6% on the previous year's £4,199,923. They are credited as a Low Risk and Very Low Risk and their YE 2022 accounts show total assets of £5,613,774 and shareholders funds of £5,105,250.

Energy Performance Certificate

Unit 6 has an Asset Rating of 'C70'. A full copy of the EPC is available upon request.

Tenure

Freehold subject to the existing lease.

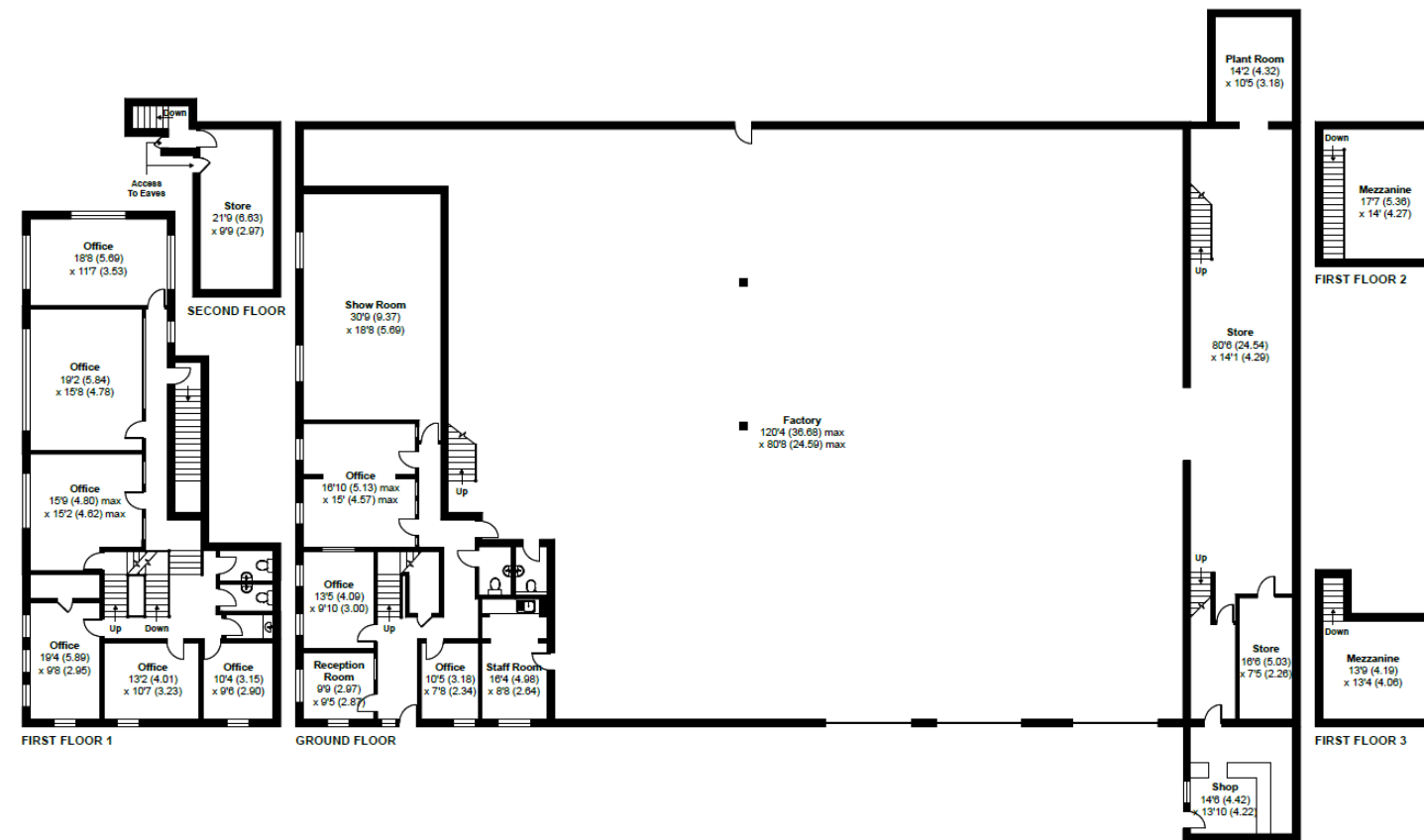
Proposal

The freehold interest, subject to the existing lease, is available at a guide price of £1,000,000.
Unit 3 is also available for sale.

This figure reflects a net initial yield of 6.24% after allowing for purchaser's costs.

VAT

We are advised the property is not registered for VAT.



Viewing

Strictly by appointment with sole agents:

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