

*Preliminary Particulars*

FOR SALE

Multi-Let Industrial Investment

Asking Price: £1,850,000 plus VAT

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Sandwash Business Park, Sandwash Close, Rainford, Merseyside, WA11 8LY**



- Current income approximately £153,295 per annum.
- Estimated rental of £160,295 on letting of vacant unit.
- Approximately 42,000 square feet (inc part first and second floor) on a total site of 1.4 acres - subject to confirmation of the Deeds.
- 10 warehouse and office units.
- Popular and well-established trading position.
- Freehold.
- Competitive market rentals.
- Existing tenants unaffected by the sale.
- Modern portal frame warehouses and well-appointed offices.



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**Location:** Sandwash Business Park is situated on the established Rainford Industrial Estate, which is accessed from the A570/Rainford Bypass and connects with the A580 East Lancs Road, within approximate 1.5 miles. The A580 and A570 are dual carriageways connecting to the M57 and M56 motorway network.



**Description:** Sandwash Business Park comprises of 10 lettable units of either portal framed industrial/warehouse units or self-contained offices, as shown on the below images and site plan.

The premises benefit from solar panels which subsidise the electricity used on site. The solar panels are owned by a third party who has a lease until 2033 for the solar panels to remain in place and a lease fee of approx £2k per year is payable to the property owner.

The electricity used by the occupiers is subject to a negotiated charge between the solar panel owner and the tenants. On expiration of the solar panel lease (2033) and feed in tariff agreement between Scottish Power and the solar panel owner there is an option for the solar panels and any benefits derived from them to transfer to the property owner.





**Tenure:** Freehold.

**Price:** We are seeking £1,850,000 for our client's freehold interest, subject to, and with the benefit of the aforementioned tenancies.

**VAT:** We understand the property is elected for and the rents subject to VAT, however, we believe the investment site could be sold as a "transfer of going concern".

**Tenancy Schedule:** Copies of the leases are available upon request.

Unit Name	Tenant Name	Rent or ERV (per annum)	Lease Details
Unit 1 & 1a	AAA Performance	£ 21,000.00	5 year lease from 1st October 2023. Break clause at year 1
Unit 2 (& First Floor)	Solar Crown	£ 24,000.00	5 year lease from 28th August 2023 with break clause on each years anniversary, subject to 3 months written notice. Annual rent review
Unit 3	Vacant	£ 7,000.00	-
Unit 2a, 5 and 6	Masef Holdings Ltd	£ 60,632.00	Lease expiry 29th February 2024
Unit 4	Carter Synergy Ltd	£ 16,943.00	10 year lease from 22nd September 2022 with tenant break option 1st September 2027
Unit 7	DA Signs & Vehicle Graphics Ltd	£ 18,720.00	Lease expiry 25 May 2025
Unit 8	Vendor from completion	£ 12,000.00	The vendor will take on a 12 month lease from completion at a rental of £12,000 per annum
	<b>Current Passing Rent</b>	<b>£ 153,295.00</b>	
	Total passing rent (subject to letting of vacant unit 3)	£ 160,295.00	

\* rentals are subject to VAT

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**Legal:** Each party would be responsible for their own legal costs.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Business Rates:** The tenants are responsible for the payment of business rates, from the current (April 2023) VOA list, the entries are shown as follows:

Units 1, 2a, 5 and 6: Rateable Value £63,500

Unit 1a: Rateable Value £4,700

Unit 2: Rateable Value £21,000

Unit 3: Rateable Value £7,300

Unit 4: Rateable Value £13,750

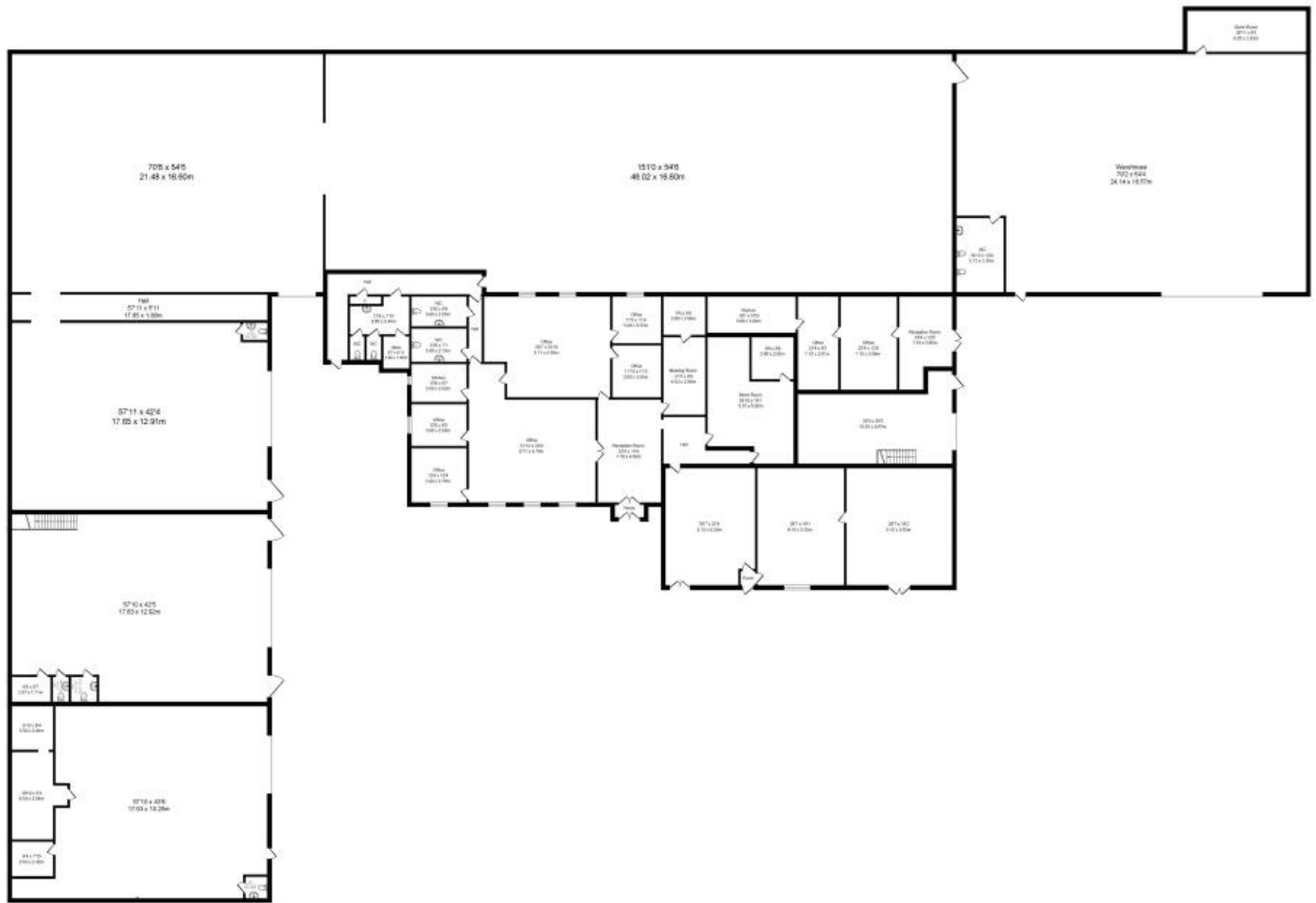
Unit 7: Rateable Value £16,250

Unit 8: Rateable Value £13,000

**Accommodation:** Floorplan not to scale and provided for indicative purposes only.

Approximately 42,000 square feet ( inc part first and second floor) on a total site of 1.4 acres - subject to confirmation of the Deeds.

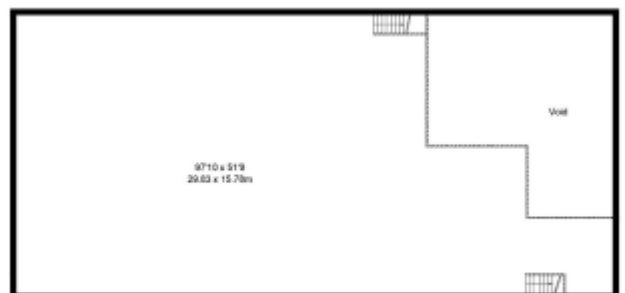
Ground floor



First Floor



Second Floor



**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Details Prepared 01 December 2023**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the 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 the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and 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 them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property

