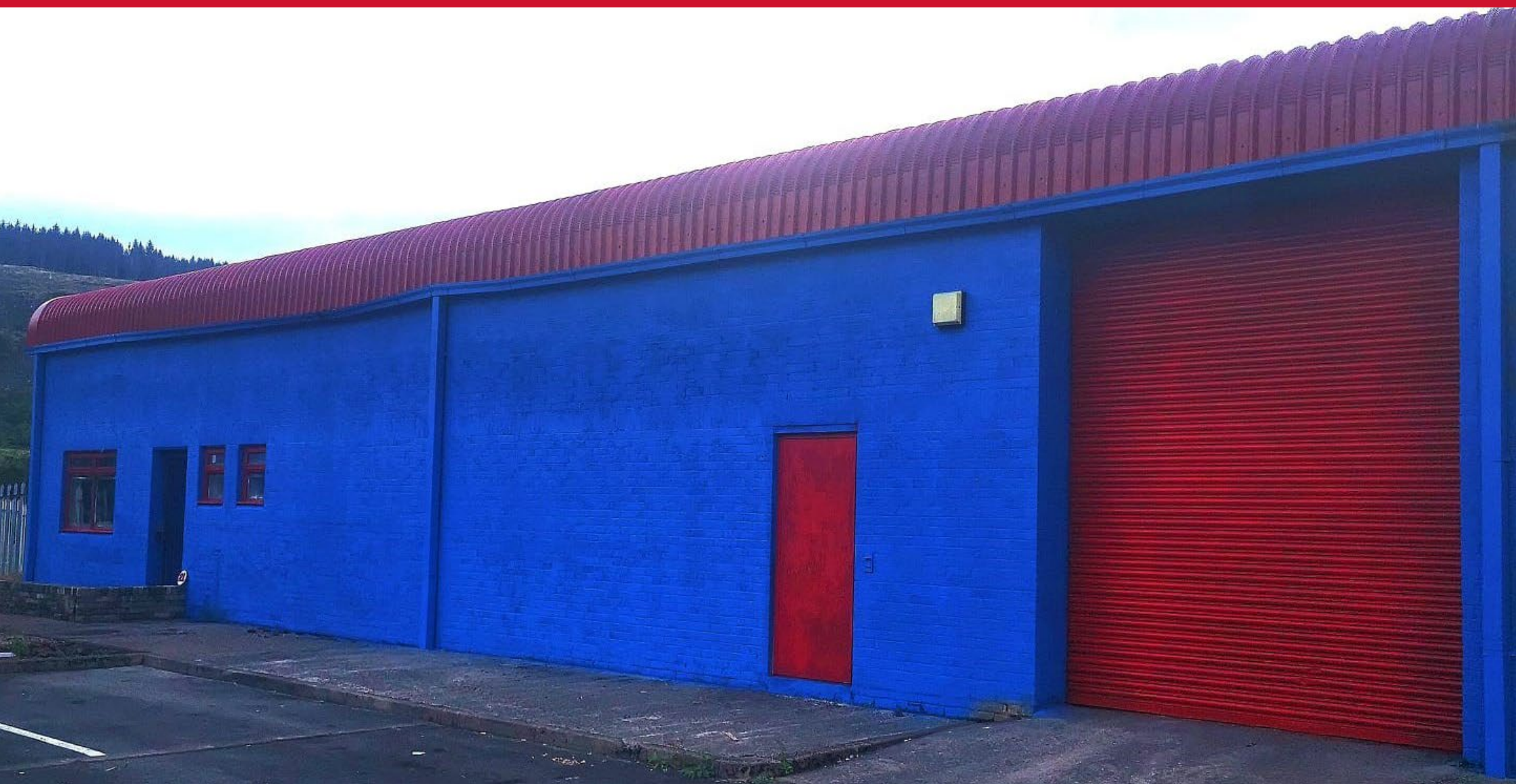


FOR SALE - FREEHOLD REFURBISHED INDUSTRIAL UNIT ON ESTABLISHED ESTATE AND LET ON A NEW 10 YEAR FULL TENANT REPAIRING LEASE WHICH IS SUBJECT TO A THREE YEARLY RENT REVIEW TO THE GREATER OF MARKET RENT OR RPI.

Unit 21 Highfield Industrial Estate, Ferndale, Rhondda Cynon Taff, CF43 4SX

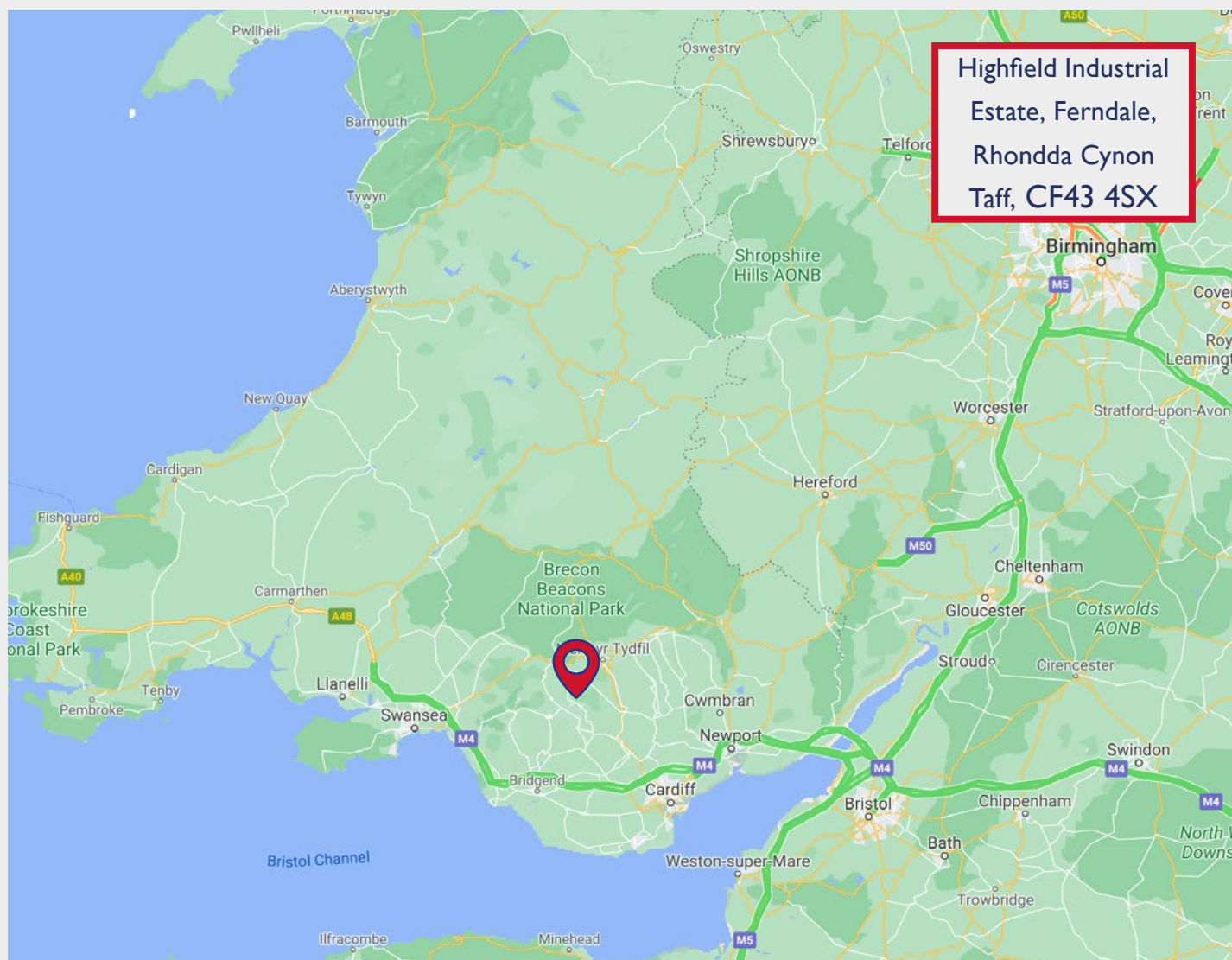
PRICE - £210,000 | RENT - £17,940 p.a. | YIELD – 8.5%

Contact: Nick Twigg MRICS | All enquiries : 07538 325979 | Email: nick@reinvestors.co.uk



LOCATION

Highfields Industrial Estate is located in Ferndale, which is approximately 18 miles north west of Cardiff, 36 miles east of Swansea and 15 miles north of Bridgend. The estate is situated next to the A4233, providing access to the A470 dual carriageway and subsequently J32 of the M4 motorway. Ystrad Rhondda Railway Station is within close proximity. The area has seen significant inward-investment to support growth and the focus of the strategy has been on local economic regeneration. This is supported by the Rhondda Cynon Taf Local Development Plan which identified Ferndale as one of a number of a key settlements integral to the Northern Strategy Area to act as a focal point for growth.



DESCRIPTION

The estate consists of 11 terraces providing light industrial small starter units with the benefit of ancillary office accommodation and toilet facilities. Sizes range from 1,100 to 3,500 sq ft and provide approximately 4m eaves with accessed via roller shutter doors and a separate pedestrian entrance. Units are of steel portal frame construction with brick and profiled metal cladding elevations with concrete roof panels. Each terrace has secured gated access to a large hardstanding area providing car parking and loading to the front of the units.

Unit 21 comprises a unit with a GIA of 2,346 sq ft (217.94 sq m)



TENURE

The property is sold freehold subject to the occupational lease below

TENANCY

The property is let to Miles Harrison, who has a furniture shop on Ferndale high street, and took the lease on the unit for additional space to store stock. In addition, the tenant provides ventilation systems for school toilets and the unit is also required to store these components. The furniture shop is the only furniture outlet in Ferndale and the ventilation business has numerous private schools as clients.

The lease is for a term of 10 years from 09.08.2021, on full tenant repairing terms, at a rent of £17,940 p.a. which is due for review in each 3rd year of the term to the greater of market rent or RPI. The lease is subject to tenant only break clause at the 5th year subject to 12 months minimum notice. In the unlikely event of the tenant exercising the break, the landlord has more than ample time to re-let the unit.



PRICE

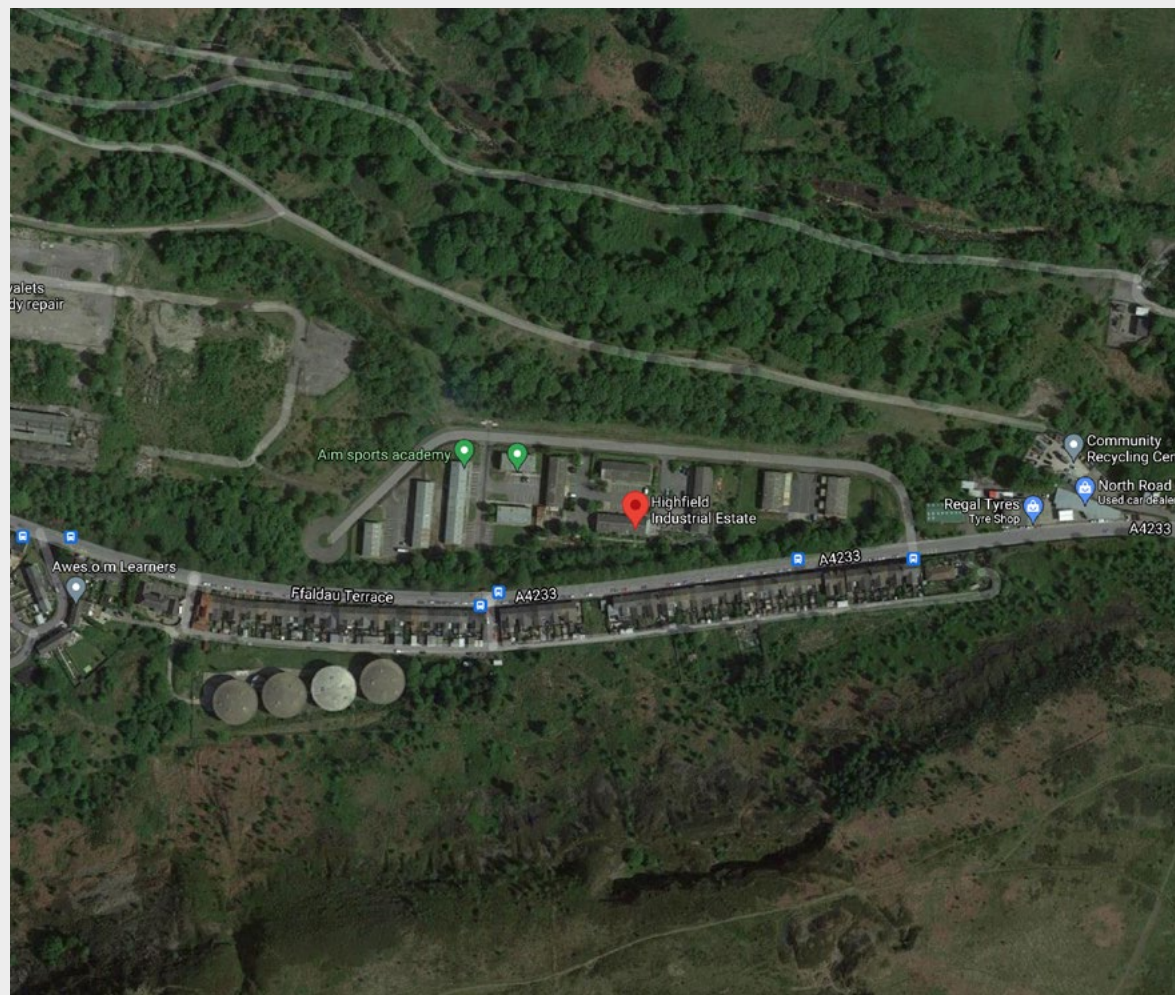
£210,000

VAT

The property is elected for VAT and will be sold as a TOGC.

CONTACT

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact Nick Twigg MRICS by email at nick@reinvestors.co.uk or by telephone on 07538 325979.



ADDITIONAL INFORMATION The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property