

**FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT LET ON A NEW 10 YEAR FULL REPAIRING LEASES WITH 3 YEARLY RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.**

*Units 2/3 and 12 Cleveland Street Industrial Estate 300 Cleveland Street, Birkenhead, CH41 4JN*

**PRICE - £165,000 | RENT - £14,040 P.A. | YIELD – 8.5 %**

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(Units 2 & 3)



## LOCATION

Birkenhead is a town in the Metropolitan Borough of Wirral, England. It is on the Wirral Peninsula, along the south bank of the River Mersey, opposite the city of Liverpool. At the 2011 census, it had a population of 88,818.

The area is dominated with well-established industrial and commercial uses and is accessed from the west via the M53 motorway linking with the A15139 and the A554 and from the east via the Queensway Tunnel. The area is set to benefit from significant financial investment through the creation of the Wirral Waters Masterplan tasked to create a mixed-use, high-density, highly sustainable project that will elevate and regenerate the area to the benefit of its existing community.

## DESCRIPTION

The site was a former local authority depot and has been converted to starter industrial units over a site area of approximately 0.7 acres. This is a popular industrial estate and it is configured to provide 12 commercial light industrial units and 5 lock up yards of between 400-1,700 sq ft. Units 2&3 provide approximately 850 sq ft and Unit 12 approximately 472 sq ft. The estate is accessed directly from Cleveland Street. The units comprise single storey brick built light industrial buildings accessed by either roller shutter door or pedestrian gate from the front of the property and were recently refurbished. Internally the units provide open plan accommodation with the benefit of a separate office area and toilet facilities.

The estate is subject to a small service charge (payable by the occupational tenants) to ensure ongoing good estate management.



## TENURE

Freehold

## TENANCIES

**Units 2 and 3** are let to Mr Ryan Owen for 10 years from 06.09.2021 on a full repairing lease providing an annual income of £8,840. The lease is due for review in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in the lease in the fifth year subject to the giving of 12 months prior notice.

**Unit 12** is let to Mr Christopher Murphy for 10 years from 13.09.2021 on a full repairing lease providing an annual income of £5,200. The lease is due for review in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in the lease in the fifth year subject to the giving of 12 months prior notice.



## PRICE

£165,000 plus VAT.

## VAT

VAT is payable on the sale price and the transaction will be treated as a transfer of a going concern.

## OTHER INFORMATION

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

Email: [nick@reinvestors.co.uk](mailto:nick@reinvestors.co.uk)

Telephone: 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