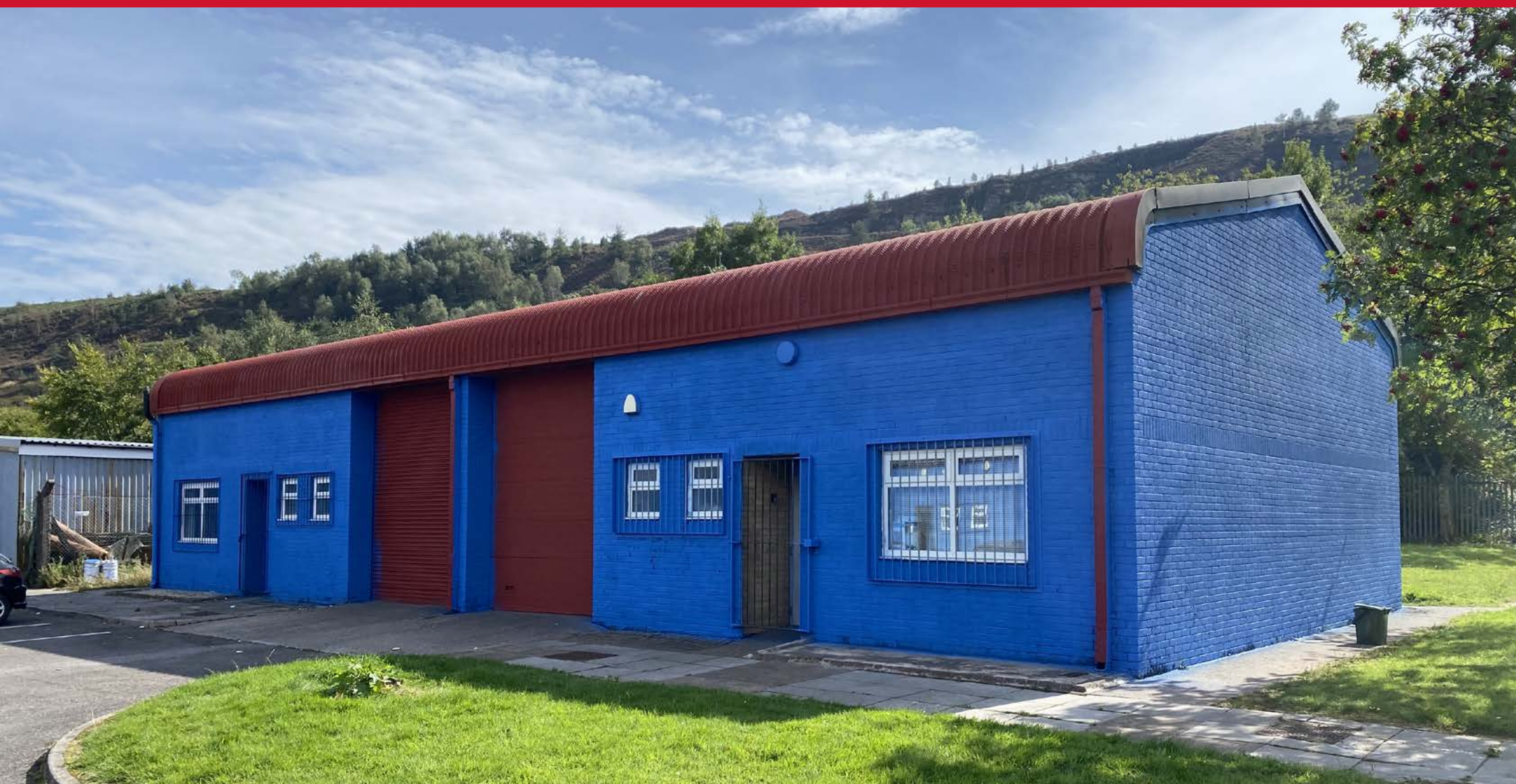


FOR SALE - FREEHOLD REFURBISHED INDUSTRIAL UNIT ON ESTABLISHED ESTATE AND LET ON A NEW 10 YEAR FULL TENANT REPAIRING LEASE WHICH IS SUBJECT TO A THREE YEARLY RENT REVIEW TO THE GREATER OF MARKET RENT OR RPI.

Unit 15 & 16 Highfield Industrial Estate, Ferndale, Rhondda Cynon Taff, CF43 4SX

PRICE - £215,000 | RENT - £18,200 p.a. | YIELD – 8.5%

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



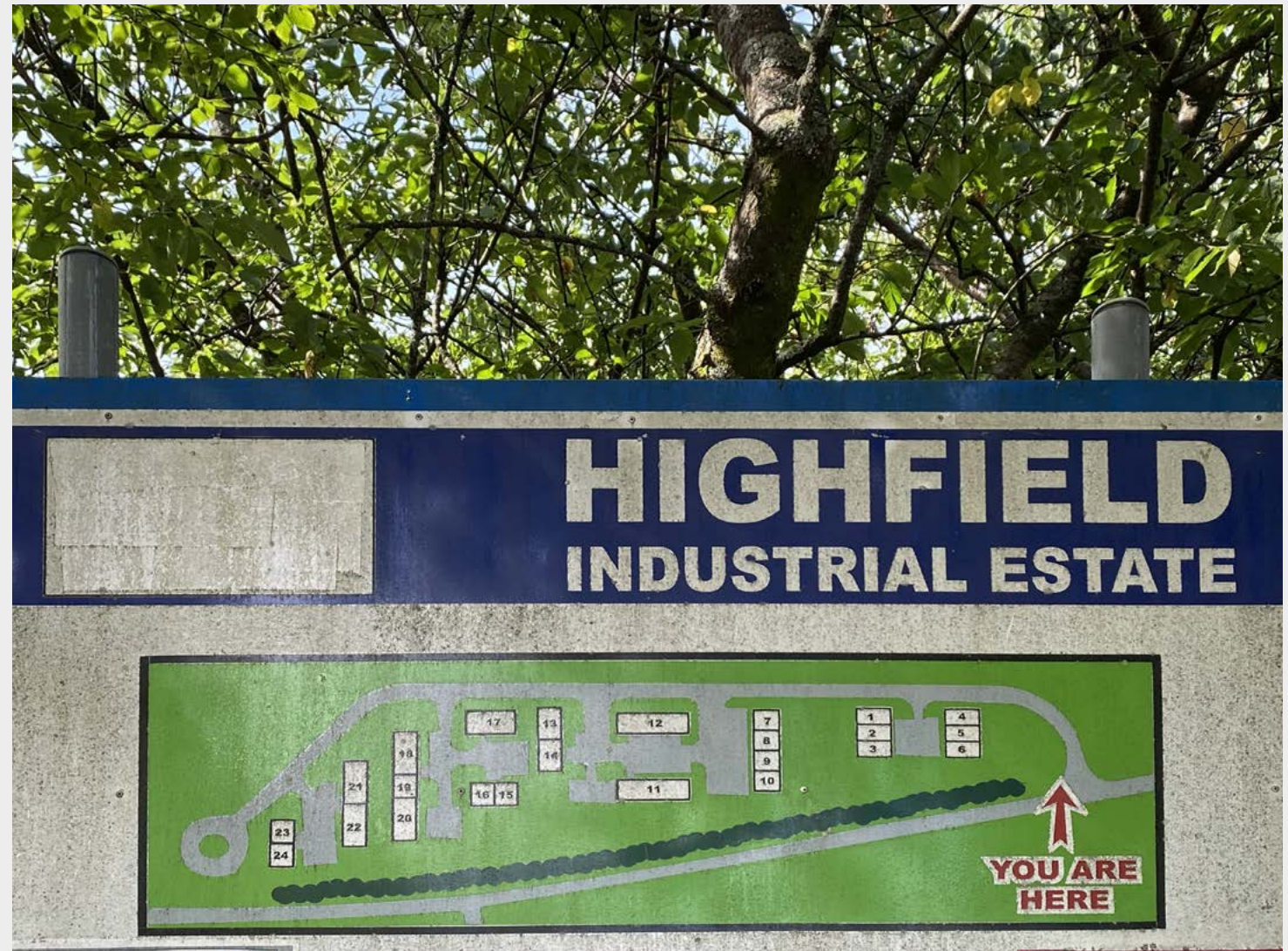
LOCATION

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 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. The sizes of units 15 and 16 are 1,156 sq ft (107 sq m) and 1,140 sq ft (106 sq m) respectively 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.



TENURE

The property is sold freehold subject to the occupational lease below.

TENANCY

The properties are let to Auto Vision Performance Centre Ltd and Scott Richards Kung Fu. The leases are for a term of 10 years on full tenant repairing terms, at rents of £9,620 p.a. and £8,580p.a each which are due for review in each 3rd year of the term to the greater of market rent or RPI. The leases are subject to tenant only break clause at the 5th year subject to 12 months minimum notice. In the unlikely event of the tenants exercising the break, the landlord has more than ample time to re-let the unit.

Unit	Tenant	Start Date	Lease	Rent	Rent Review	Break Option
Unit 15	Auto Vision Performance Centre LTD	08/10/2021	10y	£9,620	3y	5y
Unit 16	Scott Richards Kung Fu	25/10/2021	10y	£8,580	3y	5y



PRICE

£215,000

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