

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING FIVE SMALL ADJACENT UNITS LET ON NEW 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 2 a, b, c & 3 Dadsford Bridge Industrial Estate, Plant Street, Wordsley DY8 5SY

PRICE - £392,000 | RENT - £33,280 P.A. | YIELD – 8.5%

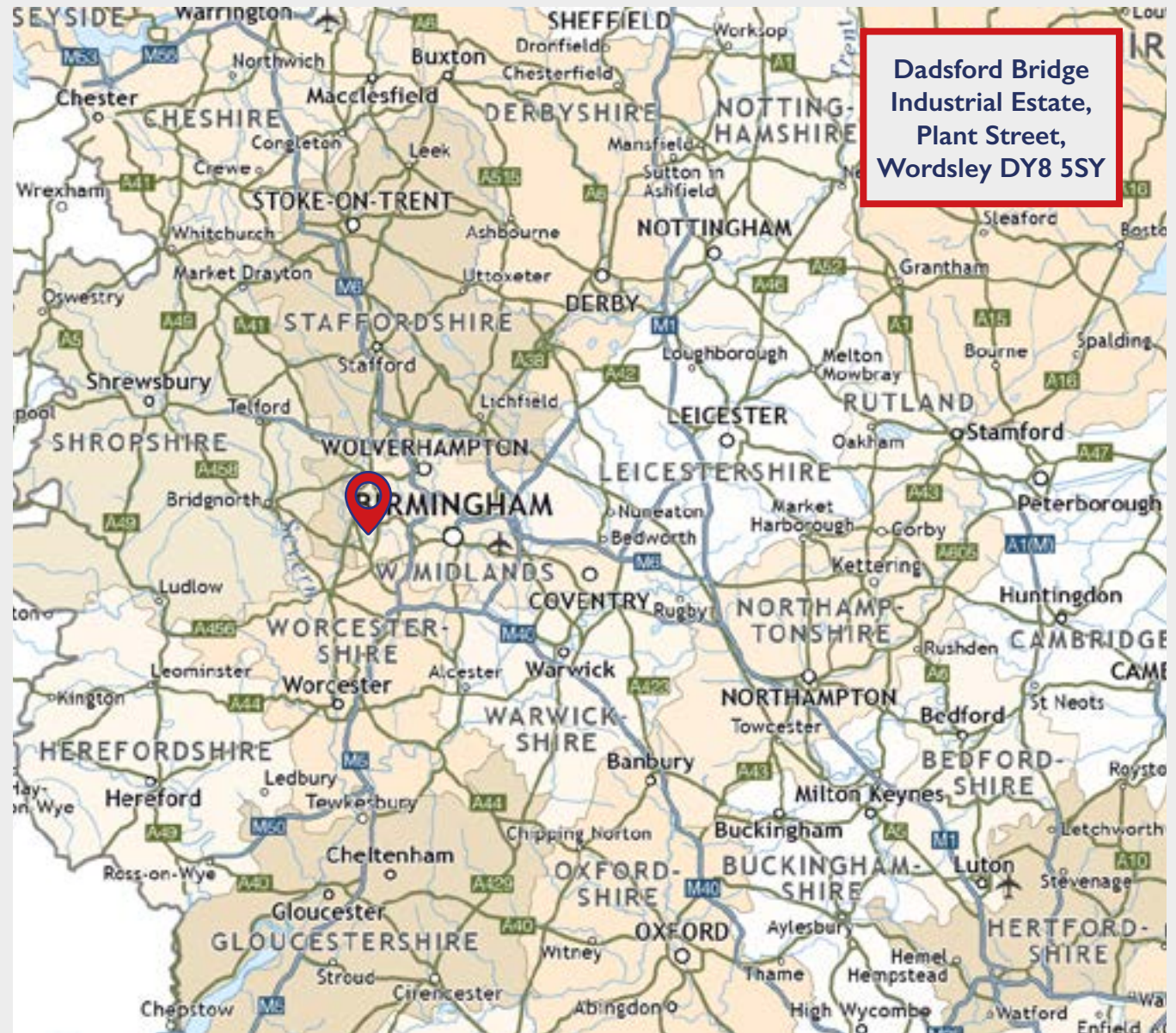
All enquiries: 01788 296216 | Email: sales@reinvestors.co.uk



LOCATION

The property is located on a popular industrial estate, outside Brierley Hill centre, and is strategically located for convenient access to the major road/motorway networks and local centres. It is within a few minutes-drive of Junctions 2 and 3 M5 Motorway and close to the A491 which links Dudley, Wolverhampton and Stourbridge.

The estate is only 2 miles from Stourbridge, 3 miles from Dudley and 12 miles from Birmingham. Merry Hill Shopping Centre is also only a few minutes away.



DESCRIPTION

The estate is secured by a gated entrance which provides access to the central courtyard. Units are built in a rectangular formation facing this courtyard. The units comprise adjacent self-contained properties with fully refurbished accommodation with main walls of brick and a cladded roof. Units are accessed via individual metal roller shutter doors with separate pedestrian door access with vehicular parking to the front of the units. The estate is subject to a service charge (payable by the tenant) to ensure ongoing good estate management.



TENURE

All units are held freehold and are sold subject to the existing tenancies.

TENANCIES

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice.



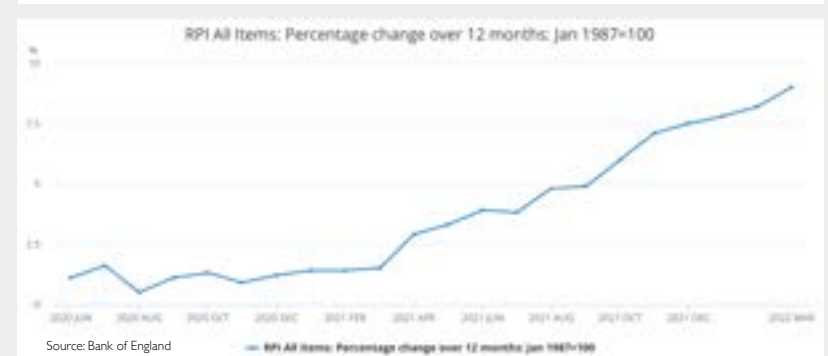
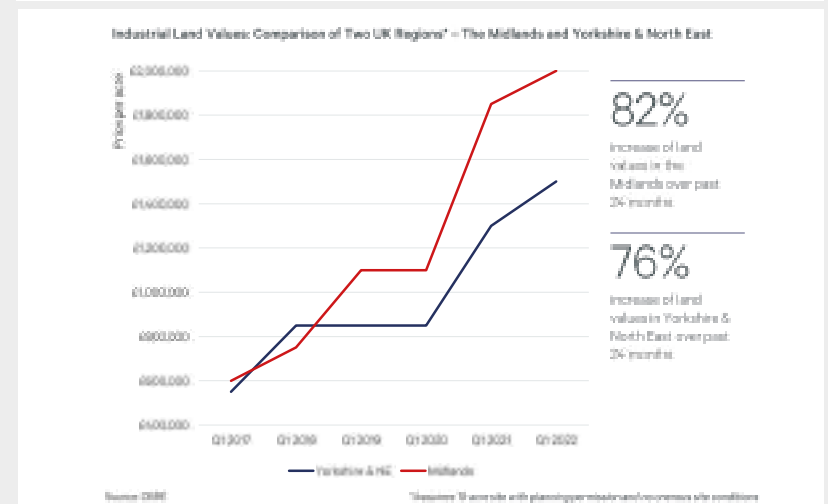
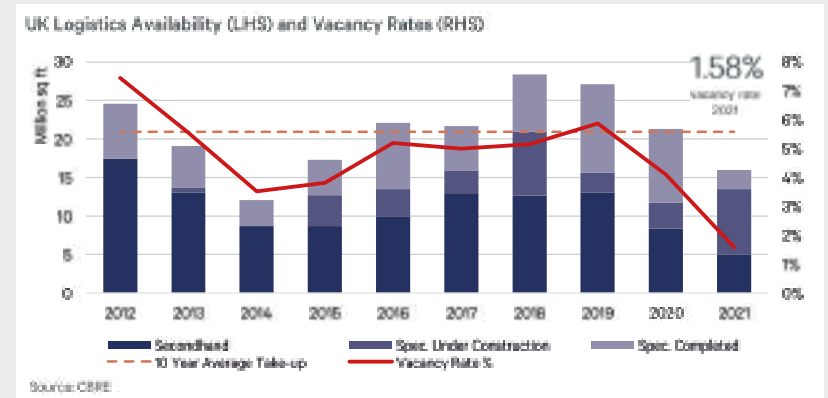
UNIT	TENANT	SQ FT	ANNUAL RENT	START OF TERM	END OF TERM	BREAK CLAUSE	RENT REVIEW
Unit 2	SpinfastLaundry Hotels Limited	925	£8,840	14th March 2022	14th March 2032	13th March 2027	Third, sixth and ninth anniversary
Unit 2a and 2b	A.T Trading Ltd	1262	£11,960	4th March 2022	3rd March 2032	3rd March 2027	Third, sixth and ninth anniversary
Unit 2c	Jay Perry	487	£4,680	10th March 2022	9th March 2032	9th March 2027	Third, sixth and ninth anniversary
Unit 3	JRS Group Ltd.	886	£7,800	16th June 2022	15th June 2032	15th June 2027	Third, sixth and ninth anniversary

INVESTMENT MARKET COMMENTARY

The investment market for UK industrial units shows no sign of pausing for breath into 2022. Q4 2021 delivered a record volume of over £4bn and Q1 is looking to deliver another bumper quarter of transactions. Availability of stock, currently at 1.58% (CBRE) is likely to provide the main limiting factor in transaction volume which is forecast to drive further yield compression in this market sector.

Rental growth is also set to continue the upward trend, especially as supply levels have failed to keep pace with insatiable occupier demand. Significant increases in land values over the last 5 years have placed pressure on new and speculative development schemes coming forward. This is providing opportunities for smaller investors to access this growing market. In fact, the Office for National Statistic has recently produced research identifying that the transport, logistics and storage sector grew at over 88% between 2011 and 2021.

On a macroeconomic level, Bank of England forecast inflation to top 10% this quarter, eroding hard earned savings but offering excellent opportunities to commercial investors looking for inflation and RPI linked property deals.



We sell commercial property with an inflation linked rental stream

PRICE

£392,000

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

EPC

Copies of the EPC certificates are available upon request.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

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:

e: sales@reinvestors.co.uk t: 01788 296216

w: www.reinvestors.co.uk



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