

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING SIX WORKSHOP UNITS OVER GROUND AND FIRST FLOORS LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 5a, b, c, d, e & f Dadsford Bridge Industrial Estate, Plant Street, Wordsley DY8 5SY

PRICE - £355,000 | RENT - £30,160 P.A. | YIELD – 8.5%

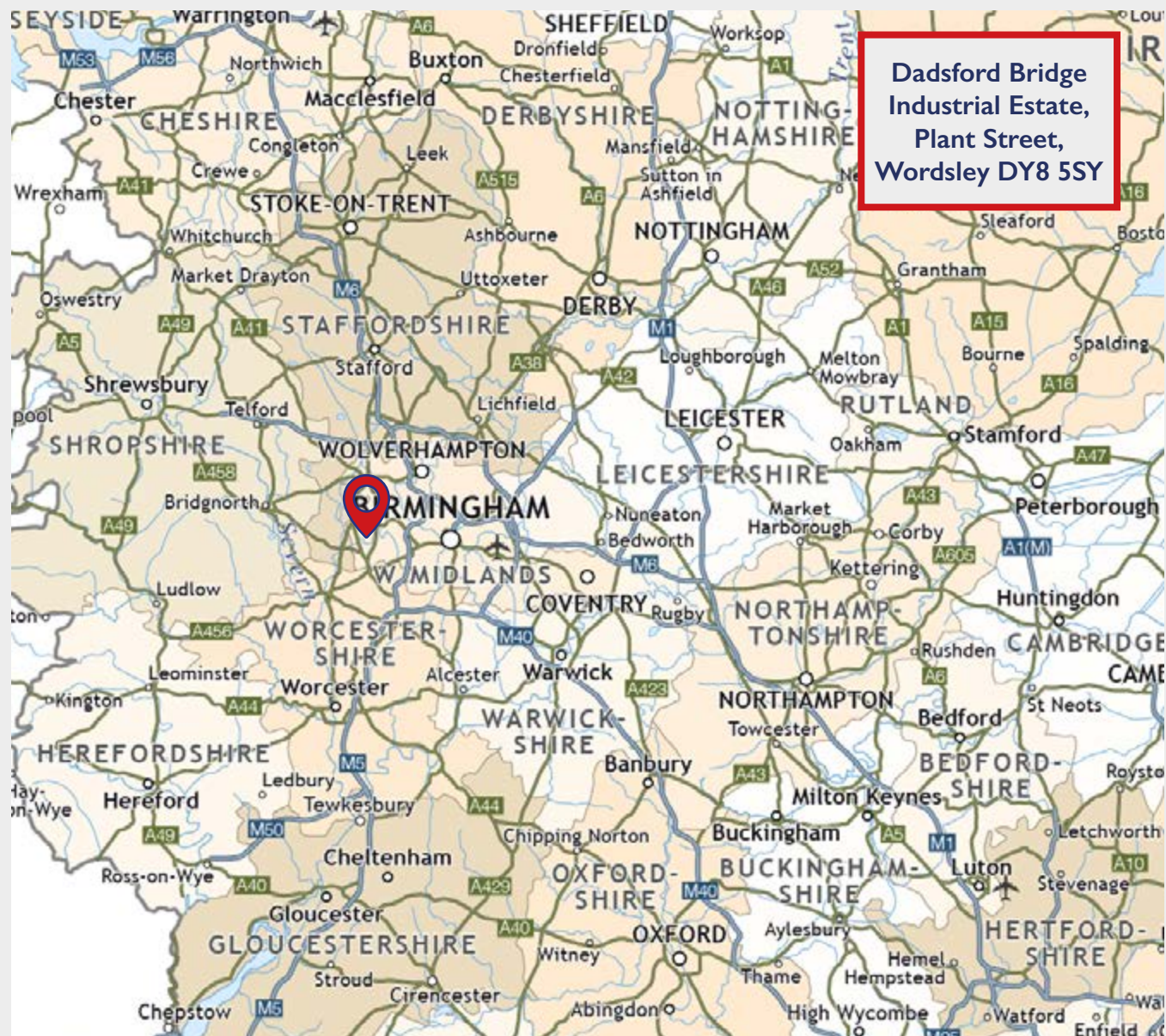
All enquiries: 01788 296216 | Email: sales@reinvestors.co.uk



LOCATION

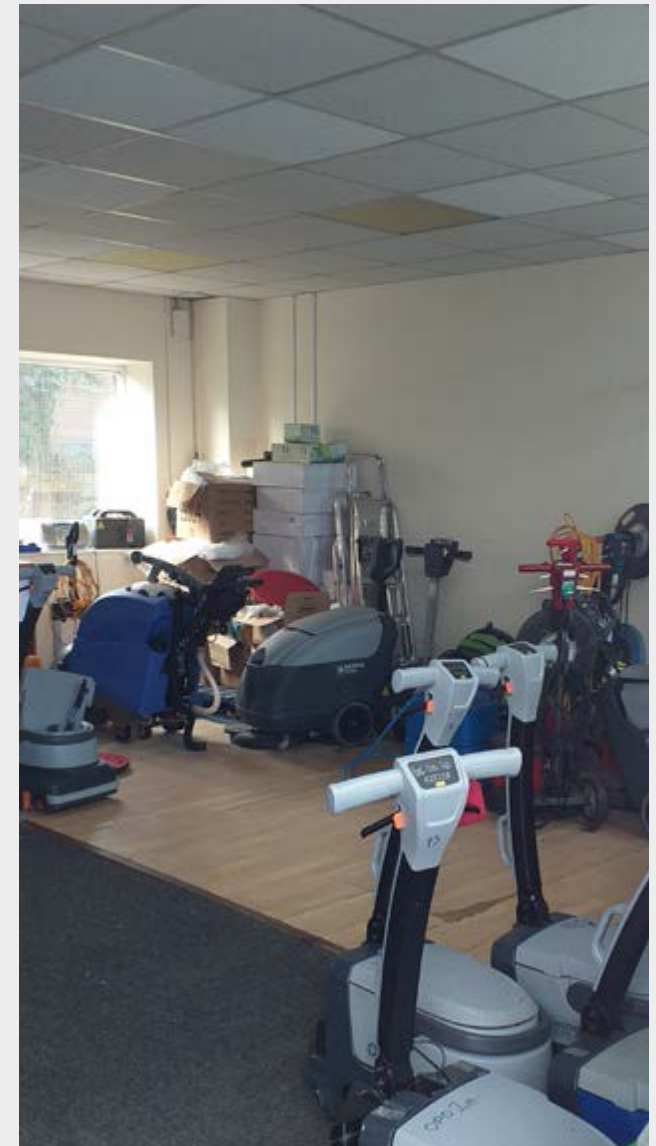
The property is located on a popular industrial estate, outside Brierley Hill centre, and is strategically located for convenient access to the major road/motorway networks and local centres. It is within a few minutes-drive of Junctions 2 and 3 M5 Motorway and close to the A491 which links Dudley, Wolverhampton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



We sell commercial property with an inflation linked rental stream

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 as presented in the table below. 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.



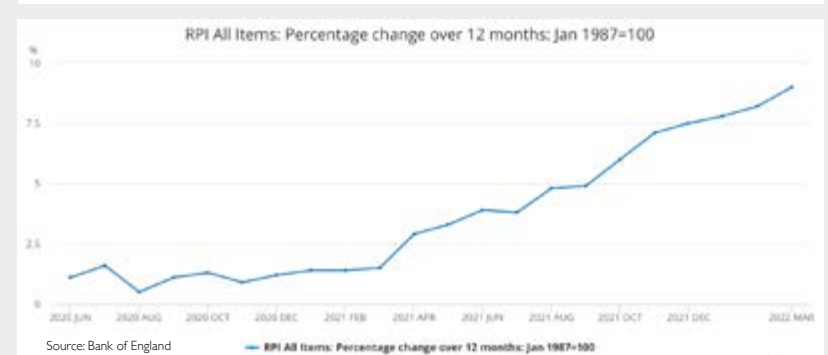
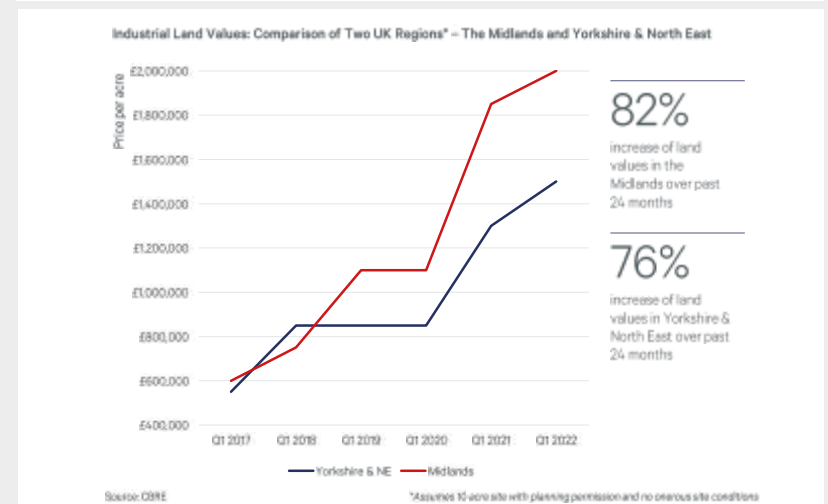
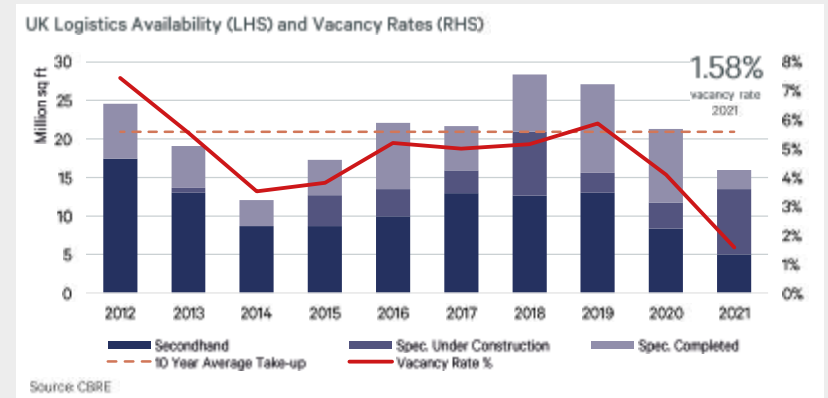
UNIT	TENANT	SQ FT	ANNUAL RENT	START OF TERM	END OF TERM	BREAK CLAUSE	RENT REVIEW
Unit 5a	Prologik Automation Ltd.	430	£3,900	1st September 2022	31st August 2032	31st August 2027	Every three years (higher of RPI and open market rent).
Unit 5b	I R James Associates Ltd.	396	£3,900	25th July 2022	24th July 2032	24th July 2027	Every three years (higher of RPI and open market rent).
Unit 5c	Fatstripe Signs Ltd.	585	£4,680	1st April 2022	31st March 2032	31st March 2027	Every three years (higher of RPI and open market rent).
Unit 5d	3 Element Covers Ltd	1199	£9,880	17th May 2022	16th May 2032	16th May 2027	Every three years (higher of RPI and open market rent).
Unit 5e	Tom Cullen, Matthew Willets, Richard Weld and Alexia Willets t/a Mixed Ltd	425	£3,900	2nd September 2022	1st September 2032	1st September 2027	Every three years (higher of RPI and open market rent).
Unit 5f	Andrew Allan	430	£3,900	29th July 2022	28th July 2032	28th July 2027	Every three years (higher of RPI and open market rent).

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.



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PRICE

£355,000

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that 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