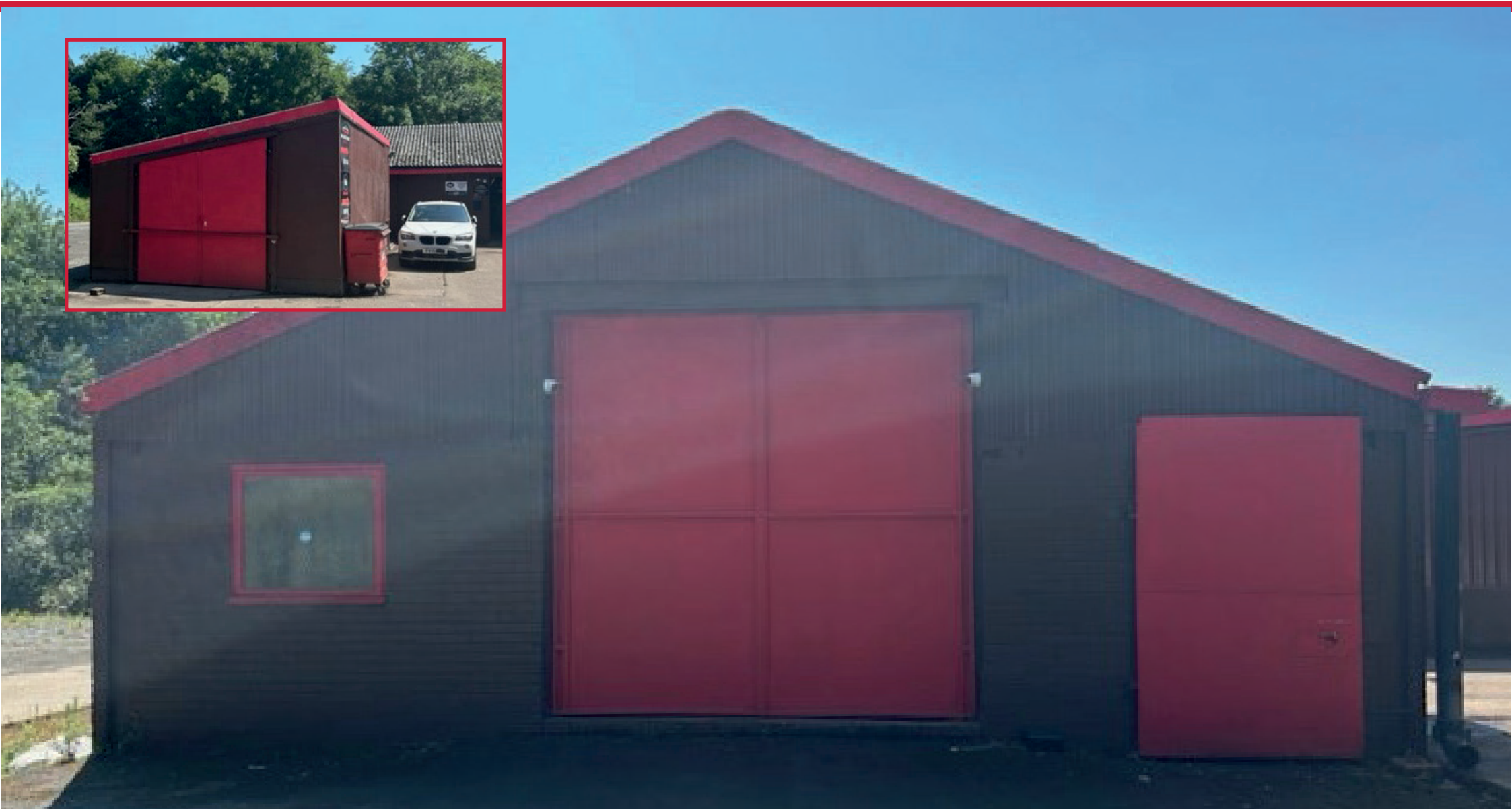


FOR SALE - 3 FREEHOLD INDUSTRIAL INVESTMENT UNITS LOCATED ON A REFURBISHED, POPULAR AND WELL LOCATED ESTATE. THE UNITS ARE LET ON 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

Units 6 b&c & 9 Whittington Business Park, Oswestry, SY11 4ND

PRICE - £172,000 | TOTAL RENT - £15,860 P.A. | YIELDS – 9.25%

All enquiries: 01788 296 216 | Email: sales@reinvestors.co.uk



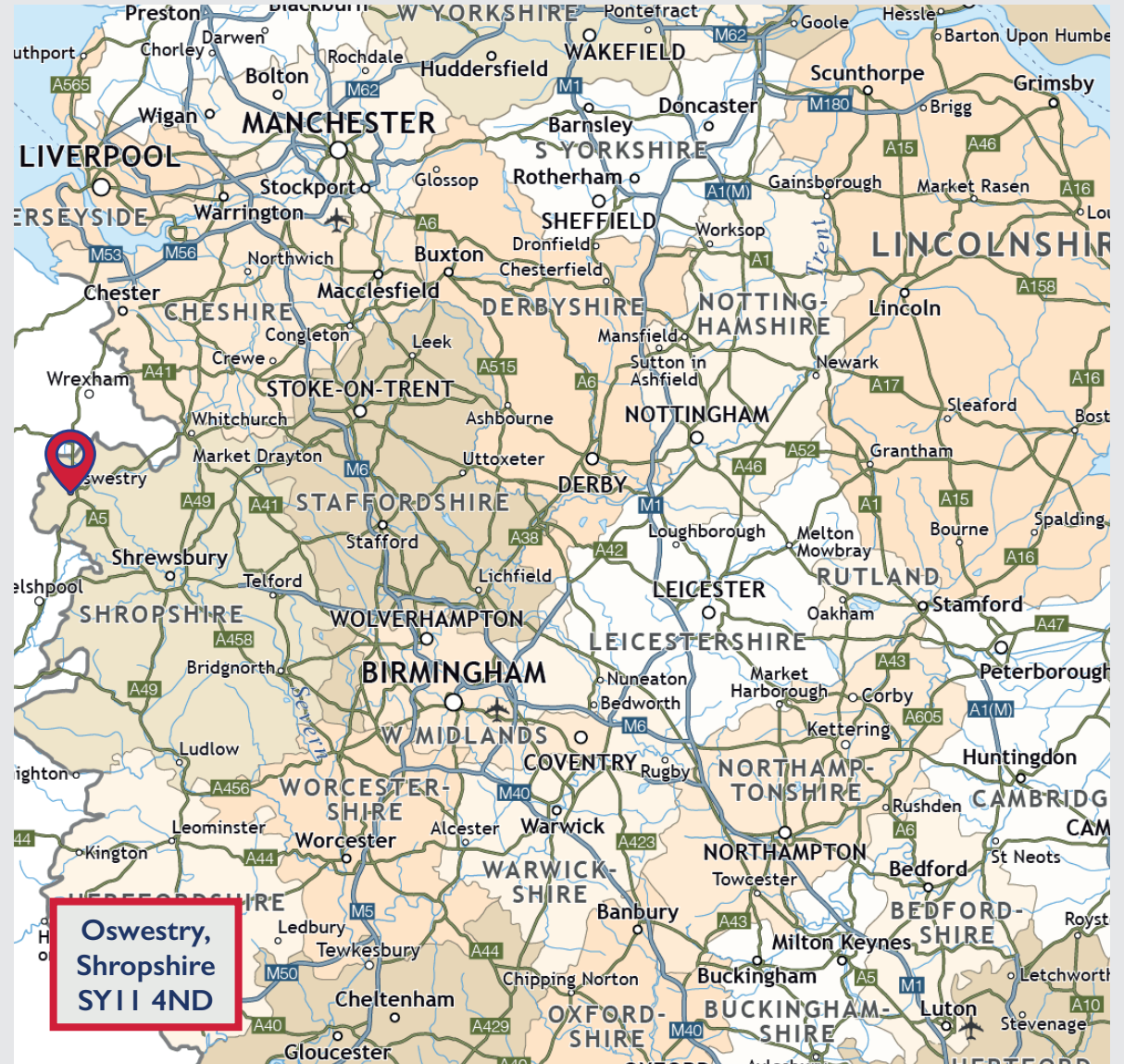
LOCATION

Oswestry is a friendly and traditional market town located in Shropshire. It is well known for its lively street markets, independent shops and year round events. Summer highlights are the unique Oswestry hot air balloon carnival and July's free food and drink festival.

The market town is the third-largest town in Shropshire, following Telford and Shrewsbury. It is an administrative centre and had a population of 17,105 at the 2011 census.

The town is located approximately 18 miles north of the county town of Shrewsbury, 27 miles south of Chester and 14.5 miles south of Wrexham.

The estate is situated to the north east of the town centre and is approached via an estate road off the A495 with access to the A5 less than ¼ mile to the west. The A483/A5 is part of the Euro route between Holyhead for Ireland and Felixstowe for the remainder of Europe and as such provides excellent direct access to the national motorway network.



DESCRIPTION

The whole estate contains 26 individual separate Industrial units and office suits of varying sizes, ranging from 720 up to 8,200 sq. ft. with ample on-site parking. The units are of mixed construction but in the most part is steel portal framed and brick construction with either asbestos sheet or profile roof panelling. All units are accessed via roller shutter doors and benefit from all mains utilities and independent W/C facilities.

The site has a prominent access from the A495 and features a good ratio of on-site parking. The property provides approximately 1,873 sq ft (174 sq m) of accommodation over the 3 units.



TENURE

The property is held freehold and sold subject to the existing leases.

TENANCY

The property is let in accordance with the tenancy schedule below.



UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	LEASE LENGTH	BREAK NOTICE	BREAK OPTION
6C	Kate Frost (Wooden Furniture Workshop)	449	£3,900	27.05.2022	10 years	26.05.2026	26.05.2027
6B	Vladimir Ivanov & Ivaylo Atanasov T/A Easyfix (Car Repairs)	918	£7,800	15.09.2021	10 years	14.09.2025	01.02.2026
9	Rhys Szabo (Car Repairs + Storage)	506	£4,160	16.12.2022	10 years	15.02.2027	16.12.2025

We sell commercial property with an inflation linked rental stream

PRICE

£172,000

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

All units have a valid EPC certificates and 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