

FOR SALE - RECENTLY CONSTRUCTED FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING TWO ADJOINING WORKSHOP UNITS LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 12&15 Pentre Industrial Estate, Shrewsbury SY4 1BP

PRICE - £295,000 | RENT - £25,220 P.A. | YIELD - 8.5%

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



LOCATION

The property is located in Pentre, which is approximately 1 mile from Nescliffe and within close proximity of the A5 Trunk Road (Main Oswestry to Shrewsbury Road), this provides access to the national road network.

The property is situated approximately 7 miles from the town of Shrewsbury and approximately 7 miles from Oswestry and approximately 25 miles from Telford.

Birthplace of Charles Darwin, Shrewsbury is set amidst the glorious Shropshire countryside near to the Welsh Borders and is one of England's finest medieval market towns.



DESCRIPTION

The property comprises two self-contained industrial units. The units are of steel portal frame construction with part brick and part metal clad elevations under a profiled metal roof with translucent roof panels for natural lighting. Each has separate pedestrian and roller shutter access and there is yard space and parking to the front and side of the units.



TENURE

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

TENANCIES

The leases are each for a term of 10 years on full tenant repairing and insuring terms as detailed in the tenancy schedule below. Each lease is subject to a rent reviews set out in the table below 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.



Unit	Tenant	Size SQ.FT.	Headline Rent	Lease Date	Lease Length	Rent Review	Break Option
12	Paul Onions and Paul Onions Heating Ltd. (Plumbing & Heating Engineer)	1,442	£12,220.00	23/05/2023	10 years	23/05/2026	22/05/2028
15	Anthony Wright (Motor trade)	1,512	£13,000.00	04/07/2023	10 years	04/07/2026	03/07/2028

We sell commercial property with an inflation linked rental stream

PRICE

£295,000

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.