

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.

**SANDRINGHAM
INVESTMENTS**
PROPERTY GROUP

Unit 5 Stable Hobba Industrial Estate, Penzance, TR20 8TL

PRICE - £195,000 | RENT - £16,640 p.a. | YIELD – 8.5%

Presented by: Nigel Dale FRICS and Guy Botha BSc(Hons) Estate Management. Dip Surv Prac.

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LOCATION

Penzance is a town, civil parish and port in the Penwith district of Cornwall, United Kingdom. It is the most westerly major town in Cornwall and is about 64 miles (103 km) west-southwest of Plymouth and 255 miles (410 km) west-southwest of London. Situated in the shelter of Mount's Bay, the town faces south-east onto the English Channel, is bordered to the west by the fishing port of Newlyn, to the north by the civil parish of Madron and to the east by the civil parish of Ludgvan. The civil parish includes the town of Newlyn and the villages of Mousehole, Paul, Gulval, and Heamoor. Granted various royal charters from 1512 onwards and incorporated on 9 May 1614, it has a population of 21,200 (2011 census). The estate is located on the B3315 road which connects it to Land's End and the main A30 trunk road. Stable Hobba Industrial Estate is occupied many marine related businesses. The estate is a mixture of light industrial and warehouse units. It is located close to Newlyn town centre, in a residential/industrial area approximately 1.2 miles from Penzance.



DESCRIPTION

The estate consists of two separate levels providing refurbished light industrial starter units with the benefit of ancillary office accommodation and toilet facilities. The lower level is configured into 4 blocks providing a range of unit sizes and ample parking. The upper section consists of 3 separate units together with a large ancillary car park. Units are accessed via roller shutter doors and a separate pedestrian entrance. Units are generally of steel portal frame construction with brick and profiled metal cladding elevations with concrete roof panels. Car parking and loading is provided to the front of the units. Unit 5 comprises a building with a GIA of 1,660 sq ft (154 sq m).



TENURE

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

TENANCY

Unit 5 is let to Mr A. Cole and Mr V. Bond trading as Southwest Welding Fabrication and Automotive Refinishing Ltd from 30/10/2023 at £16,640 per annum on a 10 year full tenant repairing lease from with 3 yearly rent reviews to the greater of RPI or market rent. The lease is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.



STABLE HOBBA MARKET COMMENTARY

The industrial estate has now successfully transacted on a number of sales as illustrated in the plan opposite. The latest deal to complete was the sale of Unit 7a at the quoting terms of 8.5%.

The estate continues to retain existing tenants who have entered into new leases on the estate but it also attracts new tenants looking for new premises. The subject unit being a good example whereby a new tenant has entered into a new 10 year lease at a passing rent of £10.00 per sq ft.



We sell commercial property with an inflation linked rental stream

PRICE

£195,000

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:

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