

**FOR SALE** - INDUSTRIAL INVESTMENT LET ON A NEW 10 YEAR FULL REPAIRING LEASE WITH 3 YEARLY RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

*Unit 9 Cleveland Street Industrial Estate 300 Cleveland Street, Birkenhead, CH41 4JN*

**PRICE - £180,000 | RENT - £15,860 P.A. | YIELD – 8.82 %**

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## LOCATION

Birkenhead is a town in the Metropolitan Borough of Wirral, England. It is on the Wirral Peninsula, along the south bank of the River Mersey, opposite the city of Liverpool. At the 2011 census, it had a population of 88,818.

The area is dominated with well-established industrial and commercial uses and is accessed from the west via the M53 motorway linking with the A15139 and the A554 and from the east via the Queensway Tunnel. The area is set to benefit from significant financial investment through the creation of the Wirral Waters Masterplan tasked to create a mixed-use, high-density, highly sustainable project that will elevate and regenerate the area to the benefit of its existing community.

## DESCRIPTION

The site was a former council depot, which was converted to industrial units in the 1980s and the site area is 0.7 acres. This popular industrial estate is currently configured to provide 12 commercial light industrial units ranging from 400 sq ft to 1,700 sq ft accessed directly from Cleveland Street. The property comprises a single storey brick built light industrial unit accessed by either roller shutter door or pedestrian gate from the front of the property and was recently refurbished. Internally the unit provides open plan accommodation with the benefit of a separate office area and toilet facilities. Unit 9 measures approximately 1,464 sq ft.

The estate is subject to a small service charge (payable by the occupational tenants) to ensure ongoing good estate management.



## TENURE

Freehold.

## TENANCIES

The property is let to Joseph Sells for 10 years from 18th May 2021 on a full repairing lease providing an annual income of £15,860. The lease is due for review in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in the lease in the fifth year subject to the giving of 12 months prior notice.





