

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

*Units 4 & 4a Dadsford Bridge Industrial Estate, Plant Street, Wordsley DY8 5SY*

**PRICE - £245,000 | RENT - £20,820 P.A. | YIELD – 8.5%**

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# 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.



# 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 at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. 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 which is more than ample time for the landlord to re-let the unit.



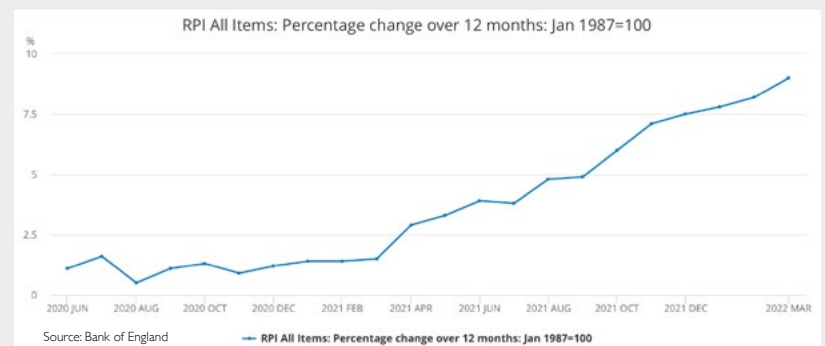
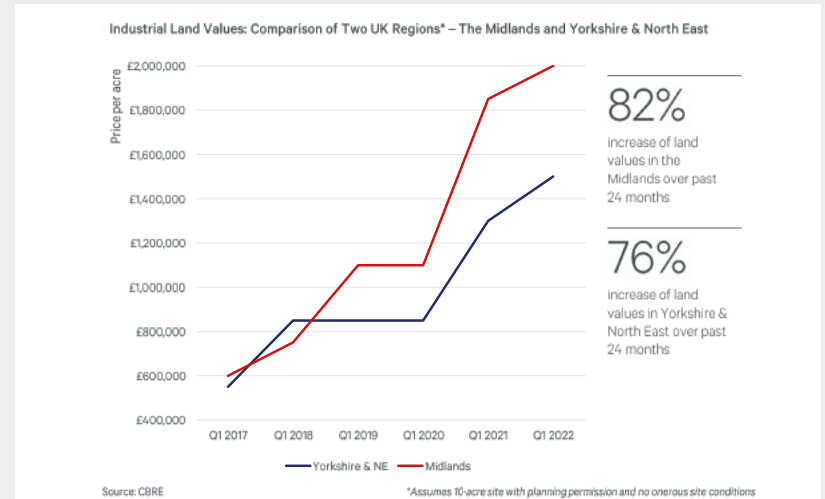
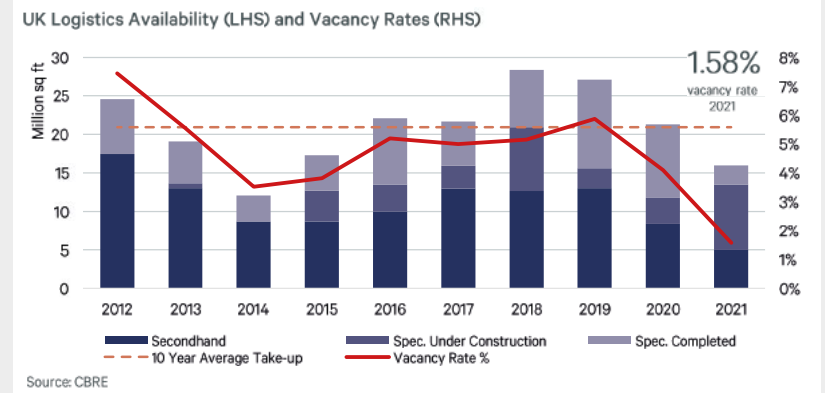
UNIT	TENANT	SQ FT	ANNUAL RENT	START OF TERM	END OF TERM	BREAK CLAUSE	RENT REVIEW
Unit 4	Romuald Liachovic	754	£6,760	13/04/2022	13/04/2032	3/04/2027	Third, sixth and ninth anniversary
Unit 4a	Minaugas Siniavskis	1596	£14,060	13/04/2022	13/04/2032	3/04/2027	Third, sixth and ninth anniversary

# 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.



## PRICE

£245,000

## VAT

VAT is payable on the sale price and the transaction will be treated as a transfer of a going concern.

## 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 Nick Twigg MRICS by email on [nick@reinvestors.co.uk](mailto:nick@reinvestors.co.uk) or by telephone on 07538 325979



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