

**FOR SALE** - TWO ADJACENT FREEHOLD INDUSTRIAL INVESTMENT UNITS LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

**SANDRINGHAM  
INVESTMENTS**  
PROPERTY GROUP

*Unit 11 Highfield Industrial Estate, Ferndale, Rhondda Cynon Taf, CF43 4SX*

**PRICE - £390,000 | RENT - £35,620 p.a. | YIELD – 9%**

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

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## DESCRIPTION

The estate consists of 11 terraces providing light industrial small starter units with the benefit of ancillary office accommodation. The units provide approximately 4m eaves accessed via roller shutter doors and a separate pedestrian entrance. Units are of steel portal frame construction with brick and profiled metal cladding elevations with concrete roof panels. Each terrace has secured gated access to a large hardstanding area providing car parking and loading to the front of the units.



## TENURE

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

## TENANCY

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 review as 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	Start Date	Lease	Rent	Rent Review	Size sqft
Unit 11 Annex	David Cei Evans - Thai Ichwan Doe	10 <sup>th</sup> Nov 2023	10y	£4,420+VAT	3y	513
Unit 11a	Leon Rowe - Dog Fertility Clinic	1 <sup>st</sup> June 2023	10y	£15,600+VAT	5y	1,926
Unit 11b	Ashley Martin - Car Mechanic	13 <sup>th</sup> July 2023	10y	£8,060+VAT	5y	925.6
Unit 11c	Ashley Martin - Car Mechanic	2nd Sept 2022	10y	£7,540+VAT	3y	896.6

## PRICE

£390,000 plus VAT

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that 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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