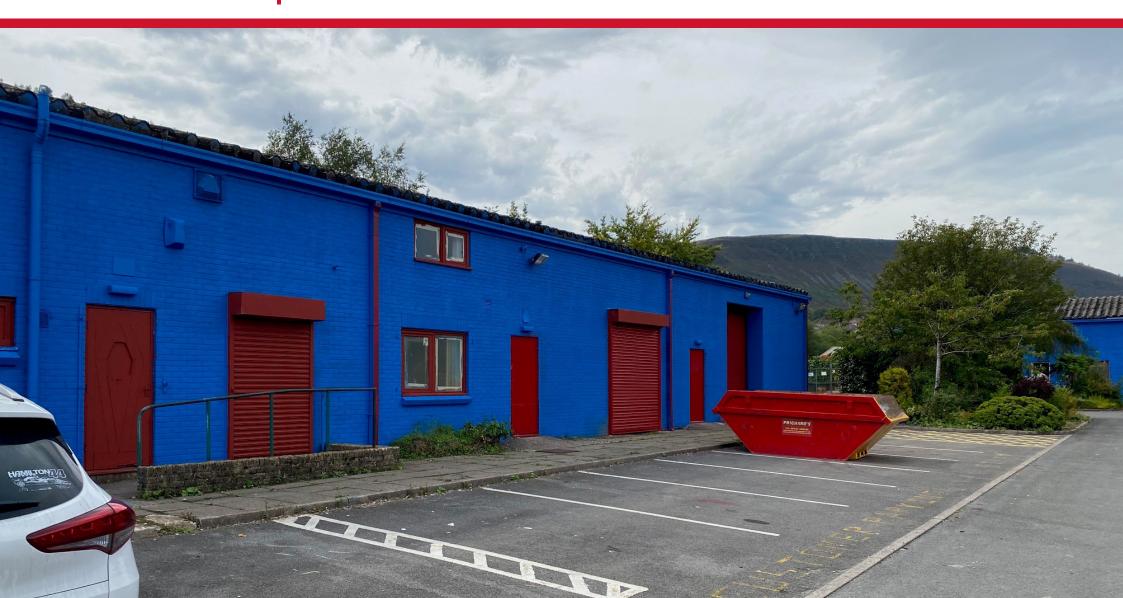
**FOR SALE -** TWO ADJACENT FREEHOLD INDUSTRIAL INVESTMENT UNITS LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

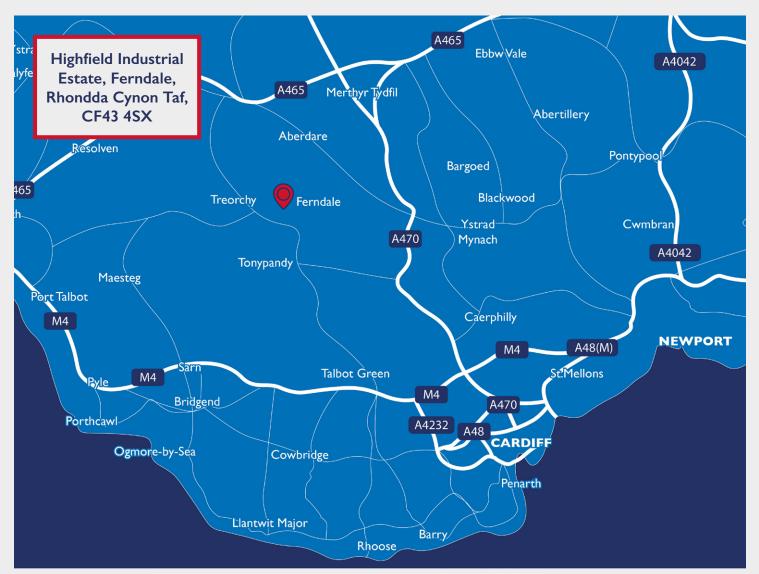
## SANDRINGHAM INVESTMENTS PROPERTY GROUP

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. All Enquiries: Guy Botha. T:020 8861 7010. | E:guy@propertyco.net



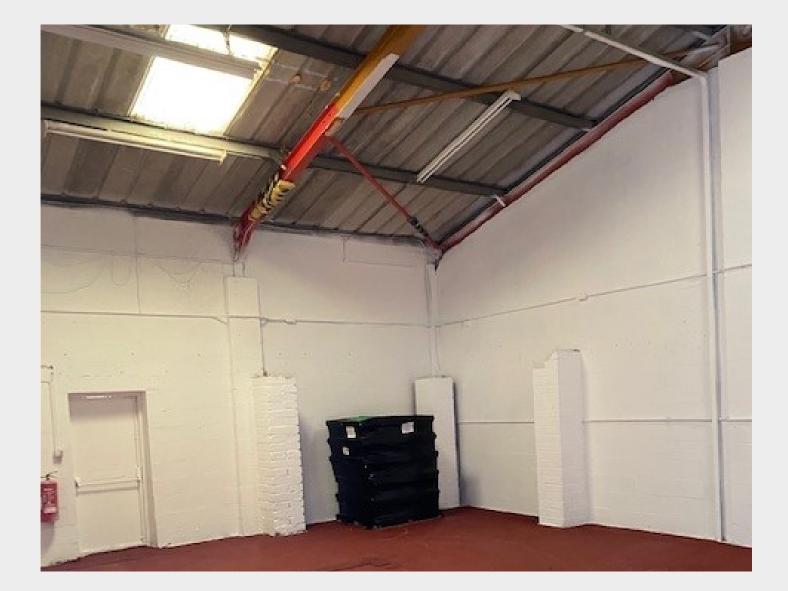
# LOCATION

Highfields Industrial Estate is located in Ferndale, which is approximately 18 miles north west of Cardiff. 36 miles east of Swansea and 15 miles north of Bridgend. The estate is situated next to the A4233. providing access to the A470 dual carriageway and subsequently 32 of the M4 motorway. Ystrad Rhondda Railway Station is within close proximity. The area has seen significant inward-investment to support growth and the focus of the strategy has been on local economic regeneration. This is supported by the Rhondda Cynon Taf Local Development Plan which identified Ferndale as one of a number of a key settlements integral to the Northern Strategy Area to act as a focal point for growth.



# DESCRIPTION

The estate consists of [] 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 reviewas 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 II Annex	David Cei Evans - Thai Ichwan Doe	10 <sup>th</sup> Nov 2023	10y	£4,420+VAT	Зу	513
Unit I Ia	Leon Rowe - Dog Fertility Clinic	l <sup>st</sup> June 2023	10y	£15,600+VAT	5у	1,926
Unit I I b	Ashley Martin - Car Mechanic	l 3 <sup>th</sup> July 2023	10y	£8,060+VAT	5у	925.6
Unit IIc	Ashley Martin - Car Mechanic	2nd Sept 2022	10y	£7,540+VAT	Зу	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:

- e: guy@propertyco.net
- t: 020 8861 7010



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 firms employment has the authority to make or give any representation or warranty in respect of the property.