

FOR SALE - 3 FREEHOLD INDUSTRIAL INVESTMENT UNITS LOCATED ON A REFURBISHED, POPULAR AND WELL LOCATED ESTATE. THE UNITS ARE LET ON 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

**SANDRINGHAM
INVESTMENTS**
PROPERTY GROUP

Units 6 b&c & 9 Whittington Business Park, Oswestry, SY11 4ND

PRICE - £172,000 | TOTAL RENT - £15,860 P.A. | YIELDS – 9.25%

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

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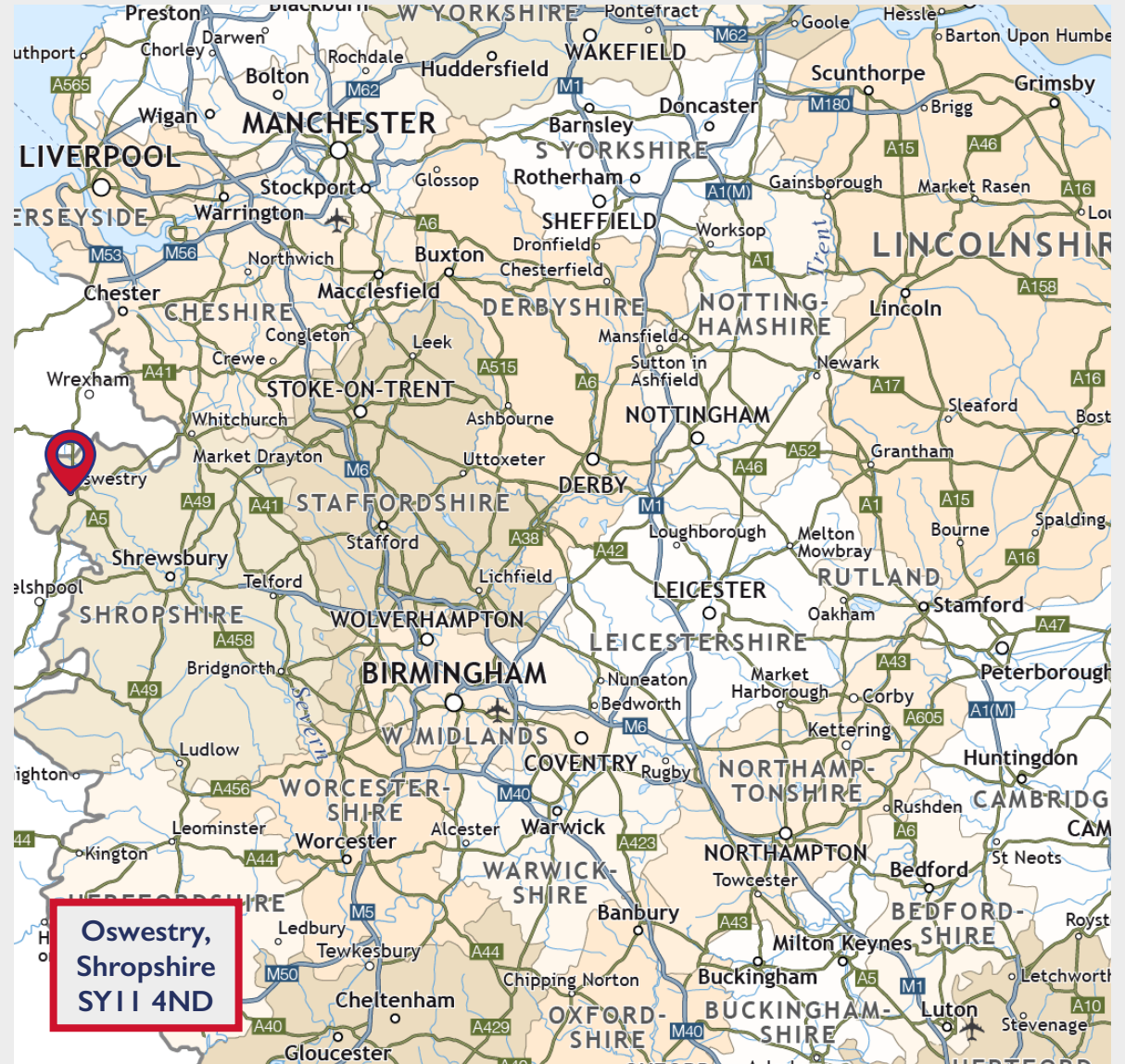
LOCATION

Oswestry is a friendly and traditional market town located in Shropshire. It is well known for its lively street markets, independent shops and year round events. Summer highlights are the unique Oswestry hot air balloon carnival and July's free food and drink festival.

The market town is the third-largest town in Shropshire, following Telford and Shrewsbury. It is an administrative centre and had a population of 17,105 at the 2011 census.

The town is located approximately 18 miles north of the county town of Shrewsbury, 27 miles south of Chester and 14.5 miles south of Wrexham.

The estate is situated to the north east of the town centre and is approached via an estate road off the A495 with access to the A5 less than ¼ mile to the west. The A483/A5 is part of the Euro route between Holyhead for Ireland and Felixstowe for the remainder of Europe and as such provides excellent direct access to the national motorway network.



DESCRIPTION

The whole estate contains 26 individual separate Industrial units and office suits of varying sizes, ranging from 720 up to 8,200 sq. ft. with ample on-site parking. The units are of mixed construction but in the most part is steel portal framed and brick construction with either asbestos sheet or profile roof panelling. All units are accessed via roller shutter doors and benefit from all mains utilities and independent W/C facilities.

The site has a prominent access from the A495 and features a good ratio of on-site parking. The property provides approximately 1,873 sq ft (174 sq m) of accommodation over the 3 units.



We sell commercial property with an inflation linked rental stream

TENURE

The property is held freehold and sold subject to the existing leases.

TENANCY

The property is let in accordance with the tenancy schedule below.



UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	LEASE LENGTH	BREAK NOTICE	BREAK OPTION
6C	Kate Frost (Wooden Furniture Workshop)	449	£3,900	27.05.2022	10 years	26.05.2026	26.05.2027
6B	Vladimir Ivanov & Ivaylo Atanasov T/A Easyfix (Car Repairs)	918	£7,800	15.09.2021	10 years	14.09.2025	01.02.2026
9	Rhys Szabo (Car Repairs + Storage)	506	£4,160	16.12.2022	10 years	15.02.2027	16.12.2025

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PRICE

£172,000

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

All units have a valid EPC certificates and 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

