



The Old Mill
81 Oxford Road, Fegg Hayes, Stoke on Trent, ST6 6QP

Investment Sale



Summary

- Freehold investment.
- Outstanding covenant (ITS Testing Services (UK) Limited).
- Passing rent £80,000 p.a excl
- New 10 year lease April 2023.
- OIRO £1,050,000 (representing 7.6% gross initial yield).

About

The Tenant parent company Intertek Group PLC is a Total Quality Assurance provider to industries worldwide with over 1,000 laboratories, and 44,000 people operating in over 100 countries.

The laboratory site at Fegg Hayes provides food analysis, testing and nutritional labelling for the UK's major retailers and supermarkets.



Virtual Tour



For further information, contact:

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Description:

Attractive investment opportunity comprising a converted Victorian mill building now comprehensively fitted out to provide specialised food testing laboratory space.

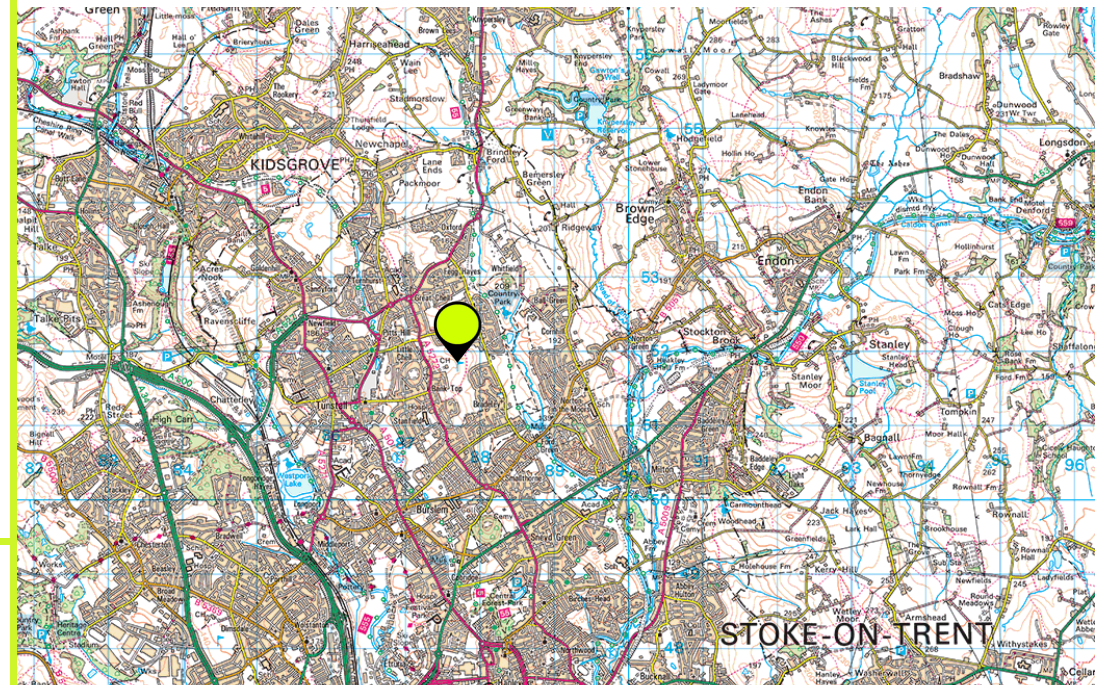
The Old Mill building is a substantial, two storey brick building under a recently replaced pitched slate roof.

After substantial investment and a comprehensive refurbishment, the building comprises laboratory space on both floors with offices and staff areas at first floor.

Location:

The premises are situated on Oxford Road in Fegg Hayes, a northern suburb of Stoke on Trent close to the Pottery Towns of Tunstall and Burslem .

The location provides excellent road access to the M6 Motorway and the A500 / A50 routes east to the M1, a vital location consideration for the tenant given their UK wide client coverage.



Lease:

The property is let to ITS Testing Services (UK) Limited, a wholly owned subsidiary of Intertek Group PLC, for a term of 10 years expiring 30 April 2033 on FRI terms. There is a tenant only break clause effective 1 May 2026, subject to notice. A food testing laboratory (Food Analytical Laboratories Ltd) has been operating from this site since 2008. ITS Testing Services (UK) Limited have recently taken a new lease following FAL's assignment to them in 2011.

The passing rent is £80,000 per annum excl and is subject to review on 1 May 2028.

ITS Testing Services (UK) Ltd

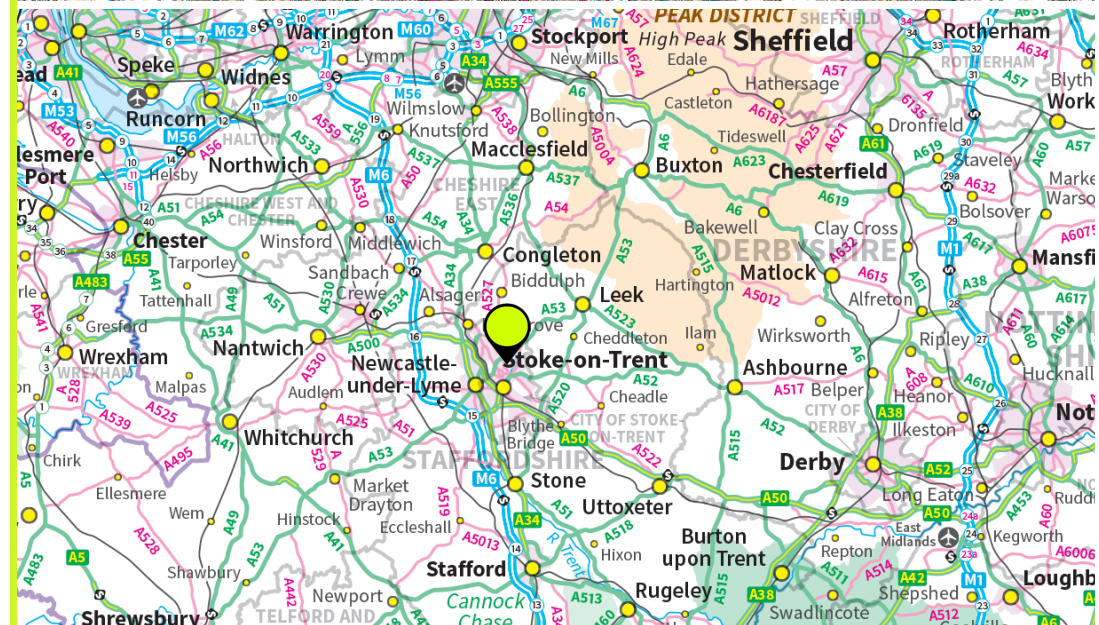
CRN 01408264

	2022	2021	2020
Turnover	Awaited	£130,673,000	£127,911,000
Profit before Tax		£5,253,000	£6,886,000

Internek Group PLC


CRN 04267576

	2022	2021	2020
Turnover	£3.2bn	£2.8bn	£2.7bn
Profit before Tax	£420m	£414m	£344m



 Liverpool 55 miles Manchester 43.2 miles Birmingham 51 Miles

 Manchester 38mins Liverpool 1hr 33 mins Birmingham 49 mins

 Manchester 50 mins Liverpool 1hr Birmingham 1hr 12mins

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Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Laboratory	7,500	696.75
First Floor	Offices and laboratory	7,500	696.75
Outside	Enclosed general yard and storage to front and rear		
Total GIA		15,000	1,393.50



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Local Authority:

Stoke-on-Trent Council,

Civic Centre,
Glebe Street,
Stoke-on-Trent,
ST4 1HH

01782 234 234 - General Enquiries

01782 232 372 - Planning

Planning:

The building has planning permission for Class E.

Ratable Value:

1st April 2023

↗ £24,500

Energy Performance Rating:

↗ TBC

References:

The successful purchaser may be required to demonstrate proof of funds for this acquisition.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Both parties to cover their own legal costs.

VAT:

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

Services:

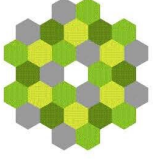
All mains services are connected to the property.



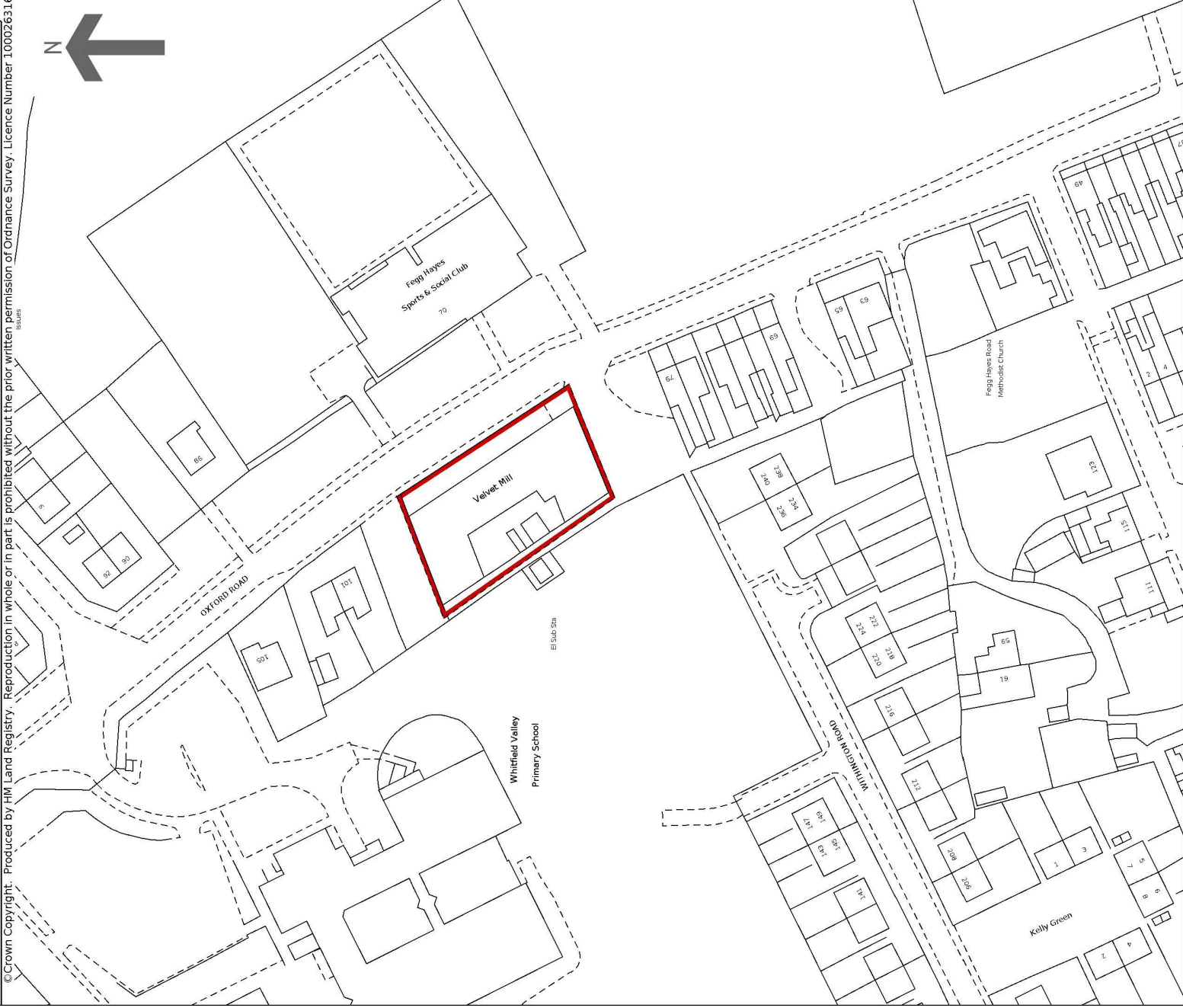
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HM Land Registry Current title plan

Title number **SF167619**
Ordnance Survey map reference **SJ8753SE**
Scale **1:1250**
Administrative area **Stoke-on-Trent**



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