

FREEHOLD BUSINESS PARK INVESTMENT OPPORTUNITY

The Stables Business Park, Rooksbridge, Axbridge, Somerset BS26 2TT

Freehold Guide Price: £2,500,000





INVESTMENT HIGHLIGHTS

The investment comprises a fully let business park, with a stable cashflow, in an attractive rural setting close to the M5 in Somerset. A combination of good tenant demand and zero vacancy offers the potential to add value to the investment by increasing rents in the short term. Further development of the business park, subject to acquisition of the adjoining land, is possible by separate negotiation with the vendor.

- Business centre in attractive rural location
- Gross income of £191,327 per annum
- 13,338 adjustable lettable sq ft with presently 11 tenants
- Site area of approximately 5.0 acres
- Potential to extend the number of units by separate negotiation
- Net initial yield 7.5%

LOCATION & SITUATION

Located in the quiet open countryside of Somerset, the Stables Business Park benefits from excellent road connections in combination with a rural environment. The business park is situated to the west of the village of Rooks Bridge, on the A38 Bristol Road. The A38 provides a direct connection with junction 22 of the M5 motorway, three miles to the south, and also with Bristol International Airport to the north.

Overlooked by the nearby hills of Brent Knoll and Crooks Peak, 'The Stables' offers attractive views across the Somerset Levels, with an abundance of wildlife never far away.



DESCRIPTION

Stables Business Park comprises eight individual offices comprising of varied size units from 300 sq ft to 2,395 sq ft, presently fully occupied by eleven tenants. All units have 21st century fibre connection.

The business park provides a total of approximately 13,338 square feet (1,655 sq m) of office accommodation. The current leasing configuration reflects an average unit size of 834 sq ft (77.5 sq m). On site parking is provided for over 150 vehicles.

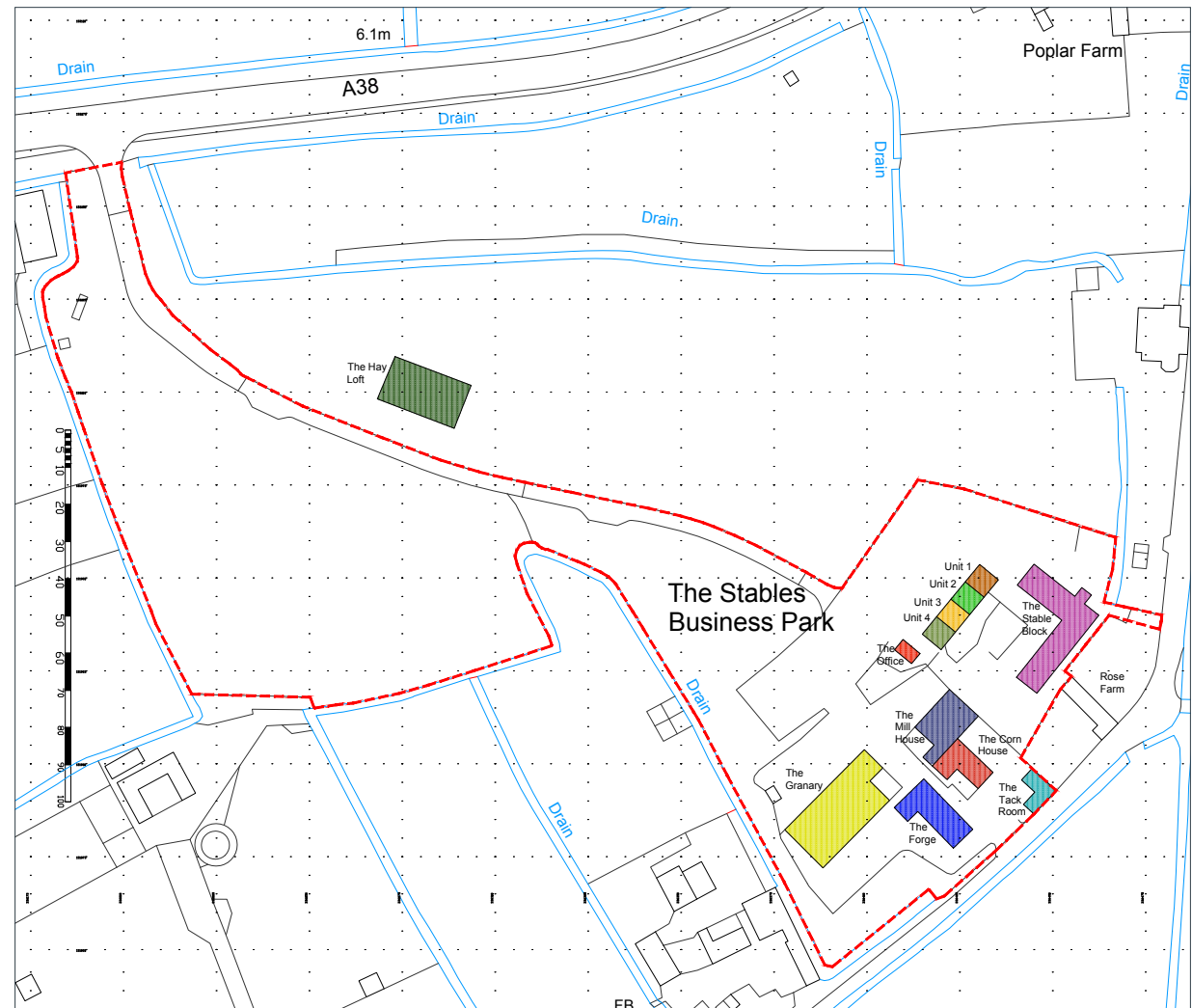
TENURE

The site is registered under a freehold title.

TENANCIES

The business park is fully let and comprises 13 individually leased units with a total gross income of £191,327 per annum, which reflects an average rent of £14.34/sq ft. Almost all of the leases have been granted 10 years lease with 5 year break clauses. The weighted average unexpired lease term is approximately three years. Each lease has been drafted on internal repairing terms, with a service charge for the recovery of the landlords' maintenance, repair and insurance costs. The tenant mix comprises both national (e.g. NFU) and local covenants.

More information regarding the tenants and the lease terms is available on request by agreement with the landlord







DEVELOPMENT POTENTIAL

The Stables Business Park has a site area of approximately 5.0 acres but the current owner has planning consent for three additional units of 2,000 sq ft each unit, presently split into nine units in total. The configuration can be amended to suit tenants needs.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate which indicates an assessment within band D.

PROPOSAL

We are instructed to seek offers of £2,500,000 subject to contract and exclusive of VAT.

CONTACT

For all enquiries and viewing appointments, please contact:

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