

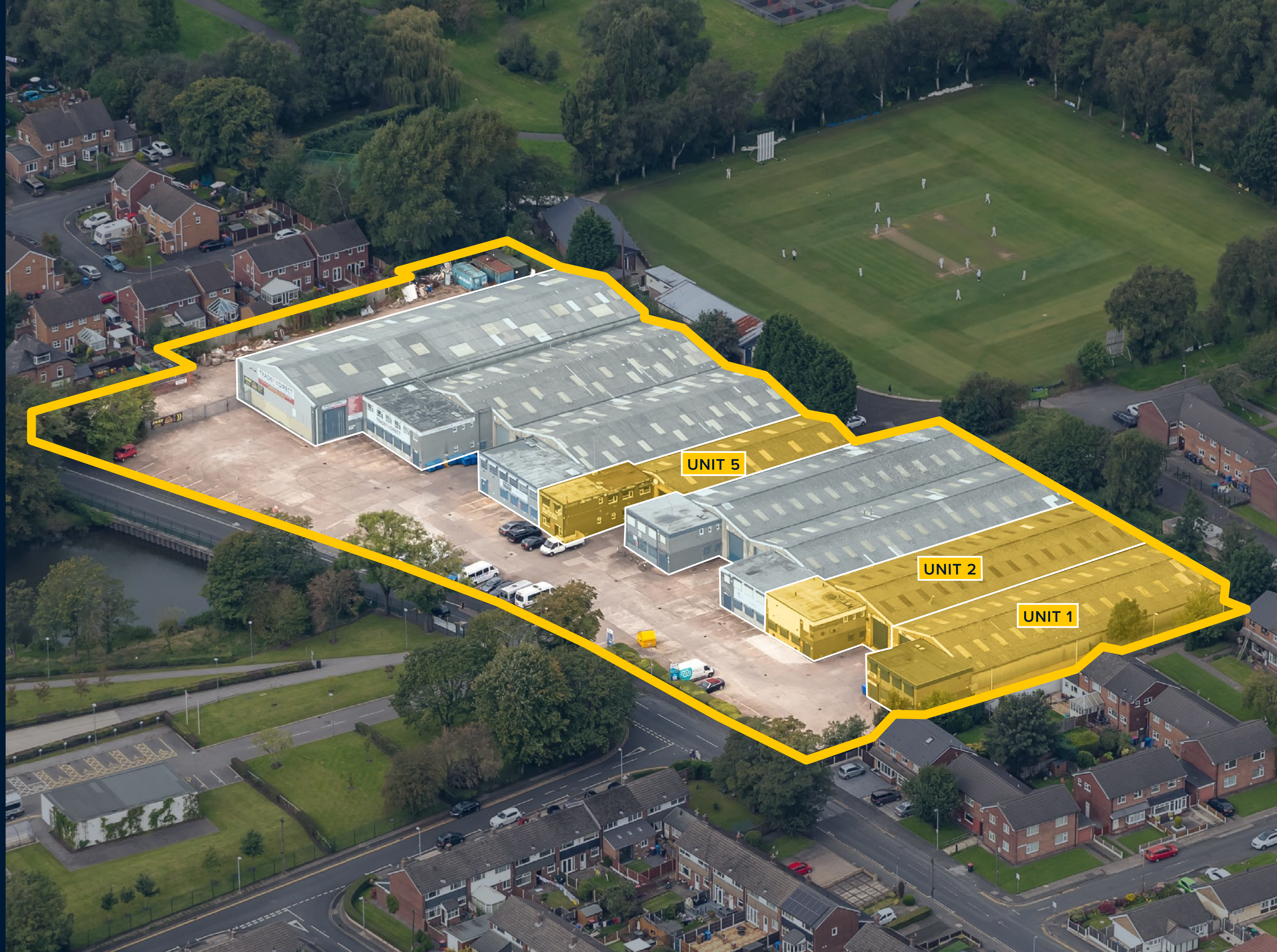
FOR SALE

**INDUSTRIAL
INVESTMENT
AND ESTATE
FREEHOLD**

**DEANS ROAD TRADING ESTATE
DEANS ROAD, SWINTON,
GREATER MANCHESTER
M27 0JH**



Sanderson
Weatherall



INVESTMENT SUMMARY

THE OPPORTUNITY TO PURCHASE A MULTI-LET INDUSTRIAL INVESTMENT WHICH COMPRISES THE FOLLOWING:

- Multi-let highly reversionary industrial investment opportunity in Swinton, Greater Manchester.
- Located on the established Deans Road Trading Estate, within 5 miles of Manchester City Centre.
- Excellent transport connections with J14 of M60 Motorway located within 1 mile and Swinton and Moorside train stations both within 0.5 miles.
- Total Floor Area of 24,498 Sq Ft.
- 3 industrial units subject to occupational tenancies, plus Estate Freehold comprising an additional 5 similarly sized units.
- Total rental income of £131,581 pa.
- Low average rent of £5.37 psf – approx. 23% under-rented to market.
- Estimated rental value £171,486 pa (£7.00 psf).
- Offers in excess of £2,150,000 (STC).
- Net Initial Yield of 5.75%.
- Reversionary Yield of 7.5%.
- Low capital value of £87.76 psf.



LOCATION

DEANS ROAD TRADING ESTATE IS SITUATED ON DEANS ROAD IN SWINTON, GREATER MANCHESTER.

The property is in a popular business location with the well-established Wardley Industrial Estate being situated nearby which is home to Toolstation, ScrewFix, Howdens and Royal Mail.

The property is strategically located within close proximity to the A580 (East Lancs Road) providing quick access to the M60, M62 and M61 motorway networks, with J14 of the M60 located within 1.5km. Manchester city centre is a short ride down the A580 situated 5 miles to the east.

The property also benefits from good public transport connections with both Swinton and Moorside train stations both located within 0.5 miles.

JOURNEY TIME BY CAR

MANCHESTER CITY CENTRE	5 MILES (20 MINS)
MANCHESTER AIRPORT	15 MILES (25 MINS)
WARRINGTON	17 MILES (30 MINS)
LIVERPOOL	31 MILES (50 MINS)

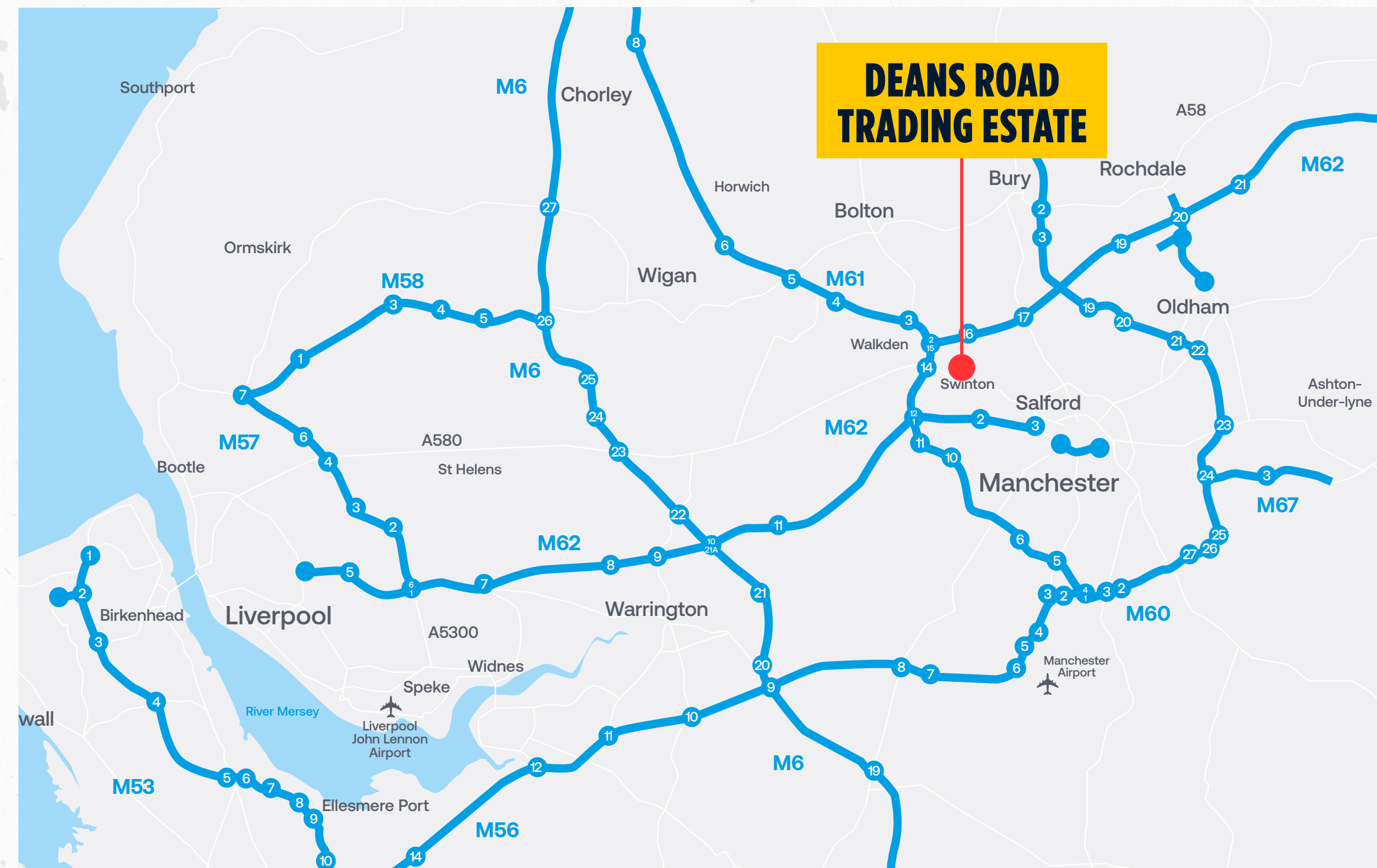
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MAJOR MOTORWAYS IN VICINITY

M60 (J14)	2.3 MILES (8 MINS)
M61 (J2)	2.6 MILES (6 MINS)
M62 (J12)	3.8 MILES (10 MINS)
M66 (J4)	6.2 MILES (14 MINS)
M56 (J3)	11.4 MILES (17 MINS)
M6 (J21A)	12.4 MILES (19 MINS)



**STRATEGICALLY LOCATED
WITHIN CLOSE PROXIMITY
TO THE M60, M62 AND M61
MOTORWAY NETWORKS**





DESCRIPTION

THE PROPERTY COMPRISES A MULTI-LET INDUSTRIAL ESTATE COMPRISING THREE UNITS WITH A TOTAL FLOOR AREA OF 24,498 SQ FT.

The units provide industrial warehouses of steel frame construction with full height brick elevations below asbestos sheet pitched roofs. The majority of the units provide two storey, brick-built offices to the front with flat bitumen covered roofs.

Externally, the units have the benefit of a large communal yard to the front of the site.

The Freehold for Deans Road Trading Estate is included with the sale comprising 8 units total.



3 UNITS WITH A TOTAL FLOOR AREA OF 24,498 SQ FT PLUS ESTATE FREEHOLD



Typical interior

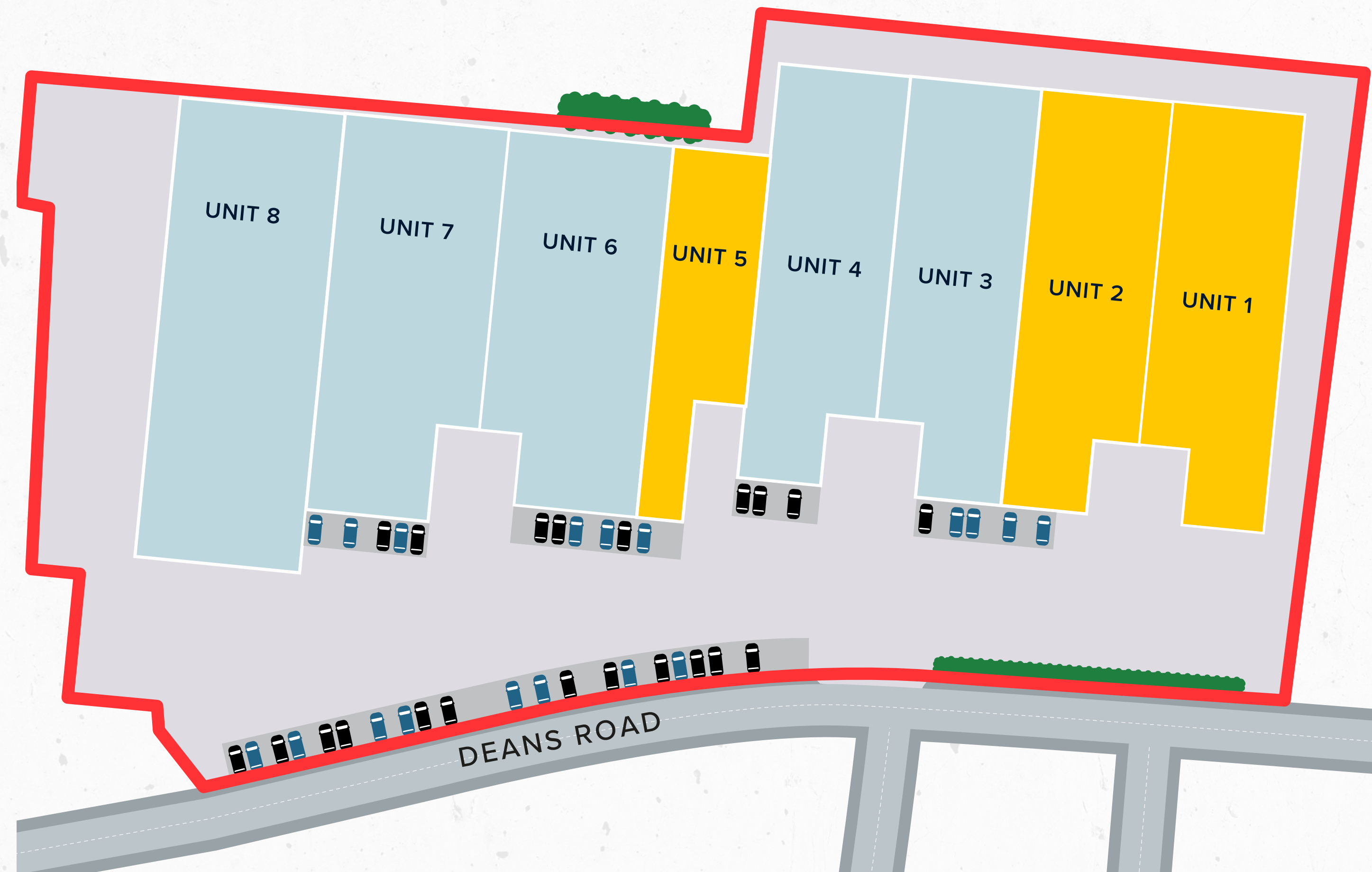


TOTAL RENTAL INCOME OF £131,581 PA (£5.37 PSF)

SITE AREA

WE HAVE MEASURED THE TOTAL SITE AREA OF THE FREEHOLD TITLE USING ONLINE MAPPING SOFTWARE PROMAP AT 1.26 HECTARES (3.13 ACRES), PROVIDING A SITE COVER OF APPROX. 52%.

Units 1, 2 & 5 highlighted yellow are subject to the occupational tenancies. The units highlighted blue have been sold off on a Long-Leasehold basis, however are included within the Freehold.



TENURE

HELD FREEHOLD UNDER LAND REGISTRY TITLE NUMBER GM122116



TENANCIES

THE PROPERTY IS LET AS PER THE TENANCY SCHEDULE BELOW PRODUCING A TOTAL ANNUAL RENT OF £131,581 PER ANNUM.

UNIT	TENANT	AREA (SQ FT)	LEASE START	TERM (YEARS)	LEASE EXPIRY	WALL (Years)	PASSING RENT (PA)	PASSING RENT (PSF)	ERV (PSF)	EPC	COMMENTS
Unit 1	Whisper International 2007 Ltd	9,421	01-Dec-2018	6	30-Nov-2024	0.64	£47,576	£5.05	£7.00	D	Tenant has occupied on the estate for c. 16 years
Unit 2	Drugasar Ltd	9,328	05-Dec-2022	3	04-Dec-2025	1.65	£49,500	£5.31	£7.00	E	Tenant has occupied on the estate for c. 47 years
Unit 3	Andrew Mayers	N/A	24-Jan-2014	999	23-Jan-3013	988.77	£1			N/A	
Unit 4	Whisper International 2007 Ltd	N/A	10-Jan-2014	999	09-Jan-3013	988.73	£1			N/A	
Unit 5	Whisper International 2007 Ltd	5,749	21-Jun-2023	3	20-Jun-2026	2.19	£34,500	£6.00	£7.00	D	Tenant has occupied on the estate for c. 16 years
Unit 6	Whisper International 2007 Ltd	N/A	29-Jul-2014	999	28-Jul-3013	989.28	£1			N/A	
Unit 7	Whisper International 2007 Ltd	N/A	29-Jul-2014	999	28-Jul-3013	989.28	£1			N/A	
Unit 8	Tradefix Direct Ltd	N/A	08-Oct-2014	999	07-Oct-3013	989.47	£1			N/A	
TOTAL		24,498				1.39	£131,581	£5.37	£7.00		

*£1 ground rent, if demanded.



Image: Google Street View

COVENANT STATUS



Drugasar Ltd
(Company No. 01072512)

Date	31/12/23	31/12/22	31/12/21
Net Assets	£1,229,031	£1,120,448	£897,028

Drugasar Ltd is a distributor of DRU gas fires, gas wall heaters, wood stoves and electric fires, supplying heating systems to churches, schools, local authorities, social housing, offices, industrial premises and leisure locations.

The company was incorporated in September 1972. The ultimate holding company is Brugakker B.V., based in Netherlands.

Further information is available at www.drugasar.com



Image: www.whisperint.com



Whisper International 2007 Ltd
(Company No. 06170227)

Date	31/03/23	31/13/22	31/03/21
Net Assets	£1,257,612	£1,230,053	£1,146,483

Whisper International Ltd is a multifaceted concept, design and manufacturing provider into the multiple retail sector.

The company was incorporated in March 2007.

Further information is available at www.whisperint.com

TECHNICAL INFORMATION

BUSINESS RATES

UNIT	TENANT	DESCRIPTION	RATEABLE VALUE
Unit 1	Whisper International 2007 Ltd	Warehouse and premises	£40,250
Unit 2	Drugasar Ltd	Warehouse and premises	£40,250
Unit 5	Whisper International 2007 Ltd	Warehouse and premises	£26,000

SERVICE CHARGE

The Tenants contribute towards a service charge for upkeep and maintenance of Deans Road Trading Estate.

The estate is managed by Avison Young on behalf of the Landlord.

Further information available within the Data Room.

DATA ROOM

Please contact the office for access to the data room which has been set up containing the following information:

- Title Documents
- Leases
- Service Charge Information
- EPCs



PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF

£2,150,000

(TWO MILLION ONE HUNDRED AND FIFTY THOUSAND POUNDS)
SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

A PURCHASE AT THIS LEVEL REFLECTS THE FOLLOWING YIELD
PROFILE AFTER DEDUCTION OF USUAL PURCHASER COSTS:

 **5.75%**
NET INITIAL YIELD

 **7.50%**
REVERSIONARY YIELD

 **£87.76 PSF**
LOW CAPITAL VALUE

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

It is anticipated that the transaction will be structured as a TOGC and therefore outside the scope of VAT, this being strictly subject to the buyer providing all relevant information and warranties required for TOGC treatment to be applied.

FURTHER INFORMATION

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE
AGENT. FOR FURTHER INFORMATION PLEASE CONTACT:

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