



FOR SALE

MULTI-LET INDUSTRIAL INVESTMENT | 16,943 SQ FT
(1,574 SQ M)

UNITS 1-3, 10 PACIFIC ROAD, BOOTLE, LIVERPOOL L20 4DN

INVESTMENT SUMMARY

- 16,943 sq ft across three units.
- Strategically located close to Canda Dock, Alexandra Dock and Liverpool city centre.
- Total rent passing of £100,988, an average £5.96 per sq ft.
- Leased to The Bespoke Boat Building Company, Evri and Acquarius Canal Boat Builders.
- Additional self-enclosed yard areas for each tenant, totalling further 5,902 sq ft.
- EPC's ranging from B-33 to B-47 ratings.
- Opportunity to undertake asset management initiatives and capture the reversion within 18 months.
- Freehold.
- **Offers in excess of £1,150,000.**
- **8.35% NIY** and capital value of £67.00 per sq ft.



LOCATION

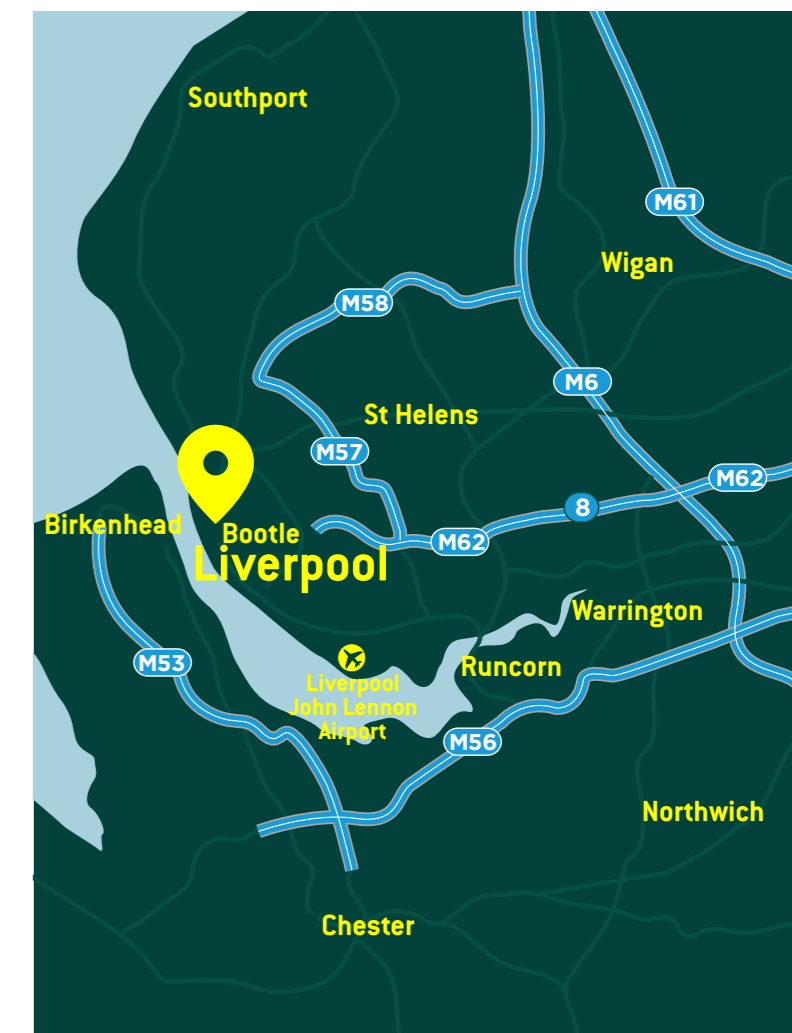
Pacific Road is strategically located to the north of Liverpool City Centre and 1.2 miles (4 minutes' drive) from the Port of Liverpool. Pacific Road is accessed from Rimrose Road (A565) via Atlas Road or from Queens Drive via Breeze Hill (A5057) and Irlam Road.

Bootle Oriel Road and Bootle New Strand Metro Stations are both within 10 minutes' walk.

Liverpool is the principal commercial centre for Merseyside and the sixth largest city in England. It is located 56 kilometres (35 miles) west of Manchester, 31 kilometres (19 miles) north of Chester and 58 kilometres (36 miles) south-west of Preston.

The City has excellent road communications being served by the M62, M58 and M57 which provide easy access to the M6, which is approximately 12 miles to the east.

The City also has excellent rail links, with London Euston less than 3 hours away. Liverpool also benefits from John Lennon Airport, which in 2009 flew almost 5m passengers to a variety of UK, European and North African destinations. Bootle is a suburb of Liverpool situated approximately 2 miles due north of the City Centre. The area has a resident district population of 282,958 (2001 figures), of which an above average number are either skilled or semi-skilled manual workers. Other occupiers in the area include Lookers Vauxhall Liverpool, CCX Tyres, Liverpool Volkswagen, Liverpool Audi, Alex Lawrie Skoda, Travis Perkins and Beers Timber & Building Supplies.



DESCRIPTION

The units form part of a wide terrace of warehouse and production units in an established industrial location bounded by Globe Road and Pacific Road.

The units are of steel truss construction with a minimum internal working height of 6.5m. Units 1 and 2 have recently been refurbished to include a new roof and Unit 3 has an office and WC refurbishment and cutting edge corrosion treatment to the roof. All units are serviced by a single loading door leading to an enclosed and covered, external loading apron. Each unit benefits from a small office and WC facilities.

ACCOMMODATION

UNIT	SQ FT	SQ M	ENCLOSED YARD
Unit 1	4,359	405	1,760 sq ft
Unit 2	5,640	524	2,260 sq ft
Unit 3	6,947	645	1,883 sq ft
TOTAL	16,946	1,574	5,903 SQ FT



TENANCY SCHEDULE



UNIT	TENANT	RENT (PSF)	RENT (PA)	START DATE	LEASE EXPIRY	RENT REVIEW	BREAK DATE	L&T 1954 ACT	
1	Acquarius Canal Boat Builders Limited	£5.55	£24,200	11/04/2022	10/04/2027	11/04/2025 (0MV or Uncapped RPI)	n/a	Excluded	
2	Hermes Parcelnet Limited (t/a EVRI)*	£6.96	£39,288	10/10/2023	08/04/2024			Excluded	
3	The Bespoke Boat Company NW Limited	£5.39	£37,500	08/07/2022	07/07/2028	08/07/2025 (0MV)	07/07/2025	Excluded	
		£100,988							

*A new 10 year lease term has been agreed with PB Site Engineering Services Ltd at £36,660 pax, with an upward only rent review and tenant break option at year 5. The new lease will begin at expiry of the current licence to Hermes Parcelnet Limited.



TENANT INFORMATION

The Bespoke Boat Company NW Ltd (10723890). The UK's leading supplier of luxury widebeam and narrow boats incorporated in 2017 and a locally based business.

Hermes Parcelnet Limited (03900782) is one of the UK's largest parcel delivery companies, incorporated in 1999 and with various name changes Evri launched in March 2022 following a successful rebrand from Hermes UK. Now, with 18,000 plus couriers, 8,500 plus local one-stop ParcelShops and Lockers and a growing network of state-of-the-art hubs and depots, Evri provides delivery solutions for anyone who wants to send a parcel in the UK and to more than 220 international destinations. Evri is the partner of

choice for over 80% of the UK's biggest retailer brands as well as fast-growing market-place online platforms like Vinted and Etsy and consumers looking for alternatives to traditional carriers.

Evri reported a turnover of in excess of £1.465bn in 2022, with a net worth of £70.5m and shareholder funds of £130.77m.

Aquarius Canal Boat Builders Limited (12105608). Canal boat manufacturers, focussing on the shell vessel. Incorporated in 2019 and have synergy with The Bespoke Boat Building Company NW Ltd.

@BESPOKEBOATCO

@EVRIDELIVERY

@CANALBOATVIBES

FURTHER INFORMATION



EPC

Unit 1 – B44

Unit 2 – B33

Unit 3 – B47

Further details can be provided on request, including copies of the recommendation reports.

TENURE

Freehold.

VAT

The property is elected for VAT, however, it is envisaged that a transaction would be in the form of a Transfer of Going Concern (TOGC).

PROPOSAL

We are instructed to seek **offers in excess of £1,150,000**, subject to contract and exclusive of VAT. This reflects a **net initial yield of 8.35%** and capital value of £67.00 per sq ft.

Based on an overall ERV of £6.50 per sq ft, this would be a reversionary yield of 9.05%, with all lease events occurring within the next 18 months.

VIEWING

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COMMERCIAL REAL ESTATE

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