

FOR SALE

UNIT 17 LOOMER ROAD INDUSTRIAL ESTATE
LOOMER ROAD, NEWCASTLE-UNDER-LYME, ST5 7LB



INDUSTRIAL INVESTMENT OPPORTUNITY

3,460 sq ft (321.55 sq m) (Approx. Total Gross Internal Area)

- Close proximity to A34 Dual Carriageway (approx. 2 miles)
- Onsite Parking
- Let to Namie Home
- Recently Refurbished
- New Insulated Profile Clad Roof

LOCATION

The unit is located on the established Loomer Road Industrial Estate in Newcastle under Lyme providing access on the A34 (1mile).

The A34 gives access to the A500 D Road (2 miles) which in turn provides access to other main arterial roads in the Stoke on Trent / Newcastle under Lyme to include J16 of the M6 Motorway (6 miles). Newcastle under Lyme town centre lies approximately 2.5 miles to the south.

INVESTMENT SUMMARY

Modern industrial / warehouse building

- Established industrial location
- Let to Namie Home
- 5 year lease expiry 6th August 2028
- Tenant break on 6th February 2026
- Low passing rent £22,000 per annum (£6.35 per sq ft)
- Freehold
- Seeking offers in excess of £250,000 subject to contract and exclusive of VAT. This reflects a net initial yield of 8.88% after standard purchasers' costs.

DESCRIPTION

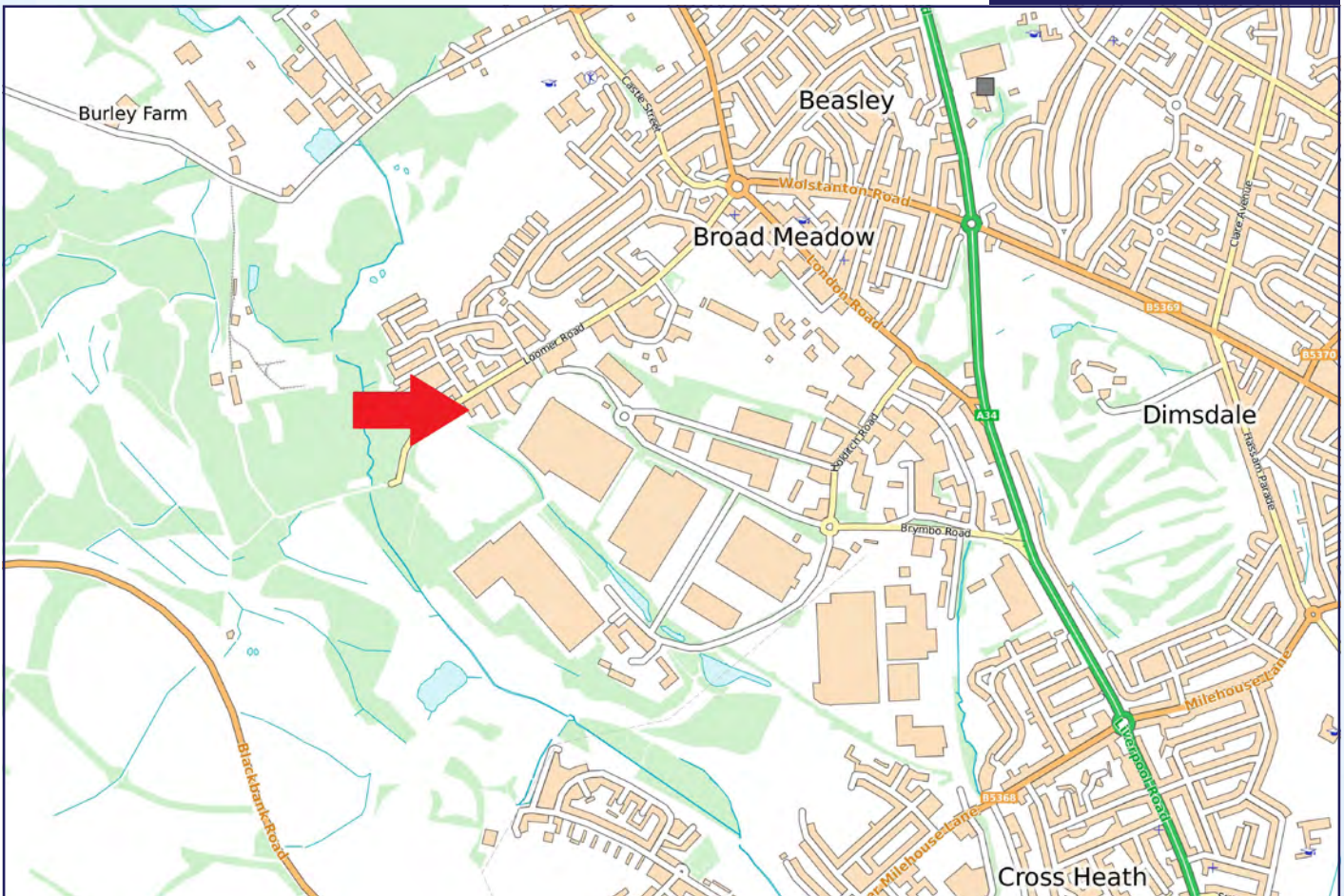
The property comprises a recently refurbished mid terrace unit previously occupied by a gym with portal frame construction, concrete floor, full height brick elevations with a new insulated pitched clad roof incorporating translucent roof lights. The property benefits from;

- Two storey offices
- WC facilities
- Loading access via a single roller shutter door
- Eaves height of 4.5m
- Fluorescent strip lighting
- Onsite Parking

ACCOMMODATION

	SQ M	SQ FT
Warehouse	238.43	2,566
Ground Floor Offices	41.56	447
First Floor Offices	41.56	447
TOTAL Approx. Gross Internal Area	321.55	3,460

POSTCODE: ST5 7LB



PROPOSAL

We are instructed to seek offers in excess of £250,000 (two hundred and fifty thousand pounds) subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 8.58% after standard purchasers' costs.

TENURE

Freehold

TENANCY

The building is let on a 5 year full repairing and insuring lease expiring on 6th August 2028. There is a tenant break option on 6th February 2026 and subject to 6 months notice.

Rent - Year 1 - £20,000 pax

Year 2 - £22,000 per annum (£6.35 per sq ft).

COVENANT INFORMATION

Namie Home retailing home decor products online. www.namiehome.com

The lease is in the two directors personal name. Financial information, company structure and background on the wider business is available from the agents.

BUSINESS RATES

Enquiries with Newcastle under Lyme Borough Council reveal a rateable value of £15,500 (2023 Listing).

Interested parties are advised to make their own enquiries with the local authority to clarify (01782 717717).



ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D (96)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the transaction.

VAT

We understand the property has been elected for VAT. It is anticipated that the sale will be treated as a Transfer Of A Going Concern (TOGC).

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1168 Date: 09/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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