

FOR SALE

UNIT 1, ART BUSINESS PARK, NEWTON-LE-WILLOWS, WA12 8AT

Modern Investment Opportunity – **8% RETURN**

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- ❖ Investment Opportunity with Rental Growth Potential
 - ❖ Built in 2018 Providing 1 of 7 Industrial Buildings
 - ❖ On Site Allocated Car Parking
 - ❖ Excellent EPC Rating of B
 - ❖ Close to M6 Motorway (J23) and East Lancs (A580)
 - ❖ Electric Roller Shutters
 - ❖ Offices to First Floor



LOCATION

The property is close to the entrance of the well-established Sankey Valley Industrial Estate. It is located at the junction of Sankey Street and Junction Lane. The property is within easy reach to East Lancs (A580) and M6 motorway (Junction 23).

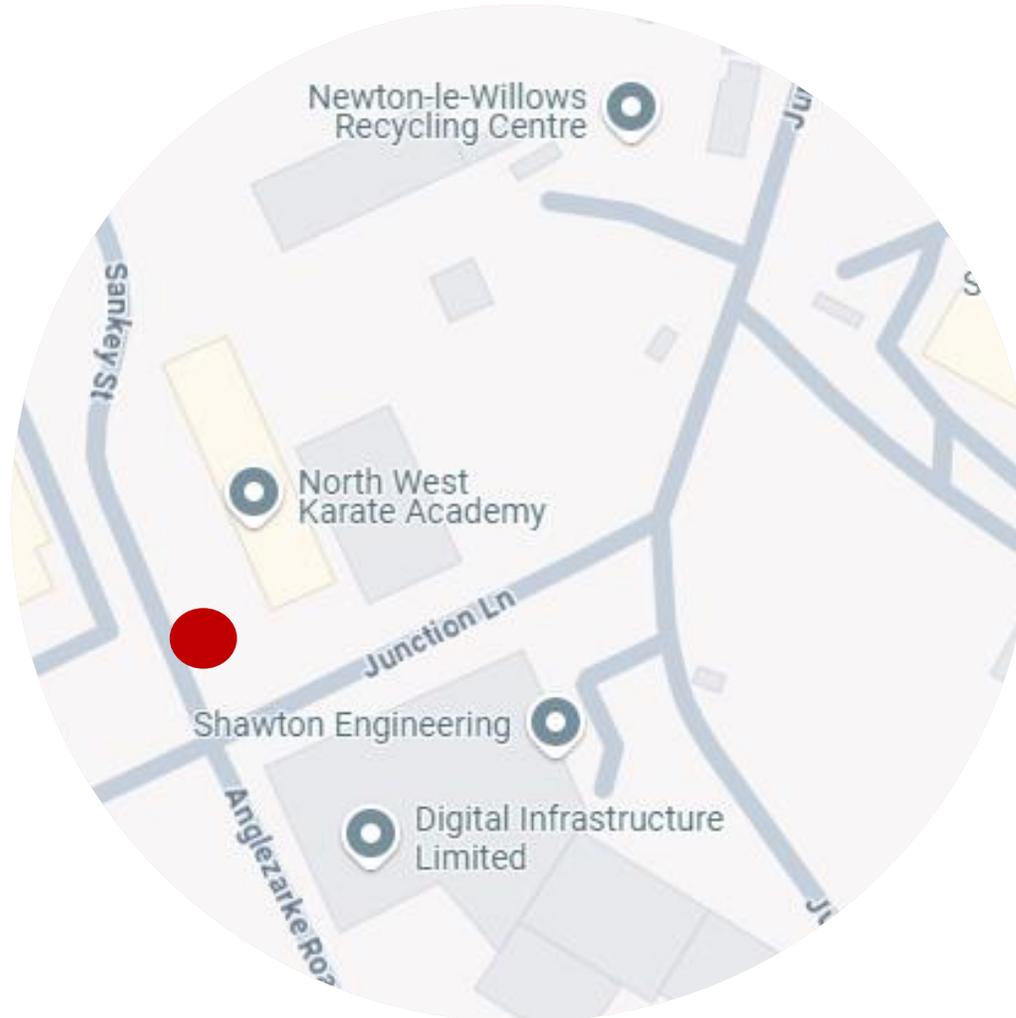
Local rail networks and town centre amenities are less than 1 mile away.

Extensive amenities are within the immediate vicinity including hotels, coffee shops, restaurants and gyms.

DESCRIPTION

A tenanted unit for sale with excellent rental growth potential. Unit 1, ART Business Park was constructed in 2018 and is part of a row of 7 industrial buildings near to the entrance of Sankey Valley Industrial Estate.

The modern construction makes the units ideally situated for Use Class B1 Business, B2 General and B8 storage and distribution. They benefit from insulated roof cladding and LED lighting. An office is fitted out at first floor level.



Specification:

- LED lights
- Electric roller shutter door (overall, x 3.11m wide).
- Concrete floor slab
- Steel frame with concrete block infill and insulated roof and side profile sheet.
- Pedestrian side door leading into main warehouse and adjacent disabled w.c. and kitchen.
- The unit frame has an excellent eave height ranging 6.15m to 7.8m at its highest.
- First floor fitted offices and kitchen.

ACCOMMOATION

Warehouse:	96.11 sq.m	1,035 sq.ft
First Floor:	78.53 sq.m	845 sq.ft
Total:	174.64 sq.m	1,880 sq.ft

TENANCY

The premises are let to Production Technology Ltd from March 2022 expiring 2027 at £18,500 p.a. plus VAT (low £9.84 per sq.ft pa overall). The tenant is responsible for paying rent, estate charge and ground rent. Further details on request.



TENURE

The property is owned by way of a 250-year long lease from 5 November 2018. The ground rent is £315 per annum with a review date 1 March 2028 and every fifth anniversary of that date based upon the rental price index. All uplifts subject to a cap of no greater than 5% annually. It has a permitted use class of B1, B2 or B8 as was written in the Town and Country Planning (Use Classes) Order 1987.

RATEABLE VALUE

The unit has a rateable value of £8,500. This is not the amount you pay. The unit is below the small business rate relief threshold and thus, if eligible, the occupier will benefit from full rate relief.

Service Charge

There is a common part service charge payable towards upkeep of the estate. This is paid by the tenant. Further details on request.

Opportunity

The property is available for sale, offers in the region of £230,000 plus VAT. Gross initial yield – 8%. Alternatively, the unit would suit an owner occupier upon expiry of the current lease, subject to achieving vacant possession.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

EPC

The property has an EPC rating of B. The property is therefore future proofed from proposed new legislation. Further details available on request.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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