

# INVESTMENT FOR SALE



## Unit 1, ART Business Park, Newton-le-Willows, WA12 8AT

- 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 SHUTTER

### 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 access (4m high 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

### TENANCY

The premises are currently let at £16,200 p.a. plus VAT (a low rent of £9.25 per sq. ft p.a.). The tenant is responsible for paying rent, estate charge and ground rent.

## ACCOMMODATION

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

Areas are measured on a GIA basis from plans provided, and further on site measurement may be required prior to completion of the lease with the RICS code of measuring practice.

## 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 retail price index. All uplifts subject to a cap of no greater than 5% annually. It has a permitted user clause of B1, B2 or B8 as was written in the Town and Country Planning (Use Classes) Order 1987.

## SERVICE CHARGE

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

## RATEABLE VALUE

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

## EPC

The property has an EPC rating of B. Further details available on request.

## OPPORTUNITY

The property is available for sale offers in the region of £230,000 plus VAT.

Net initial yield – 7%

Revisionary yield – 9.1% (before purchaser cost and assuming an estimated rental value £12.50 per sq. ft).

Alternatively the unit would suit an owner occupier upon expiry of the current lease.

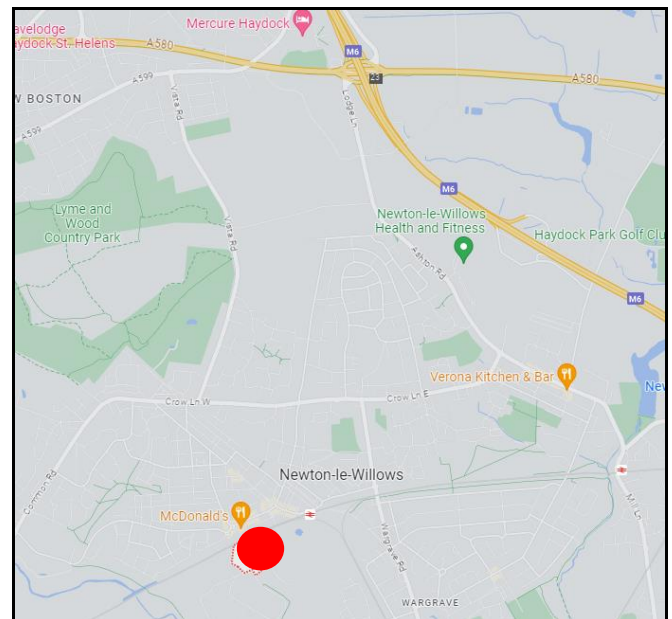
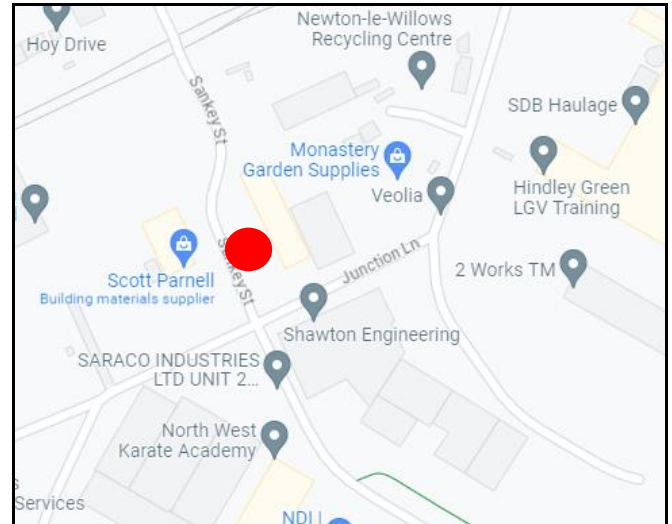
## VAT

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.

## LOCATION PLANS



## VIEWING

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

E: [commercial@keppiemassie.com](mailto:commercial@keppiemassie.com)

T: 0151 255 0755

1<sup>ST</sup> FLOOR OFFICE



1<sup>ST</sup> FLOOR OFFICE



1<sup>ST</sup> FLOOR KITCHEN



GROUND FLOOR



GROUND FLOOR



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**Date of Publication: September 2023 – V1**