

FREEHOLD INDUSTRIAL UNITS FOR SALE



INVESTMENT SUMMARY

- Located 6 miles south of Salisbury, 21 miles north-west of Southampton
- Industrial units with associated loading areas & a secure yard
- Freehold
- Let on a single lease to Hop Back Brewery plc for a term of 10 years from 7 January 2018 at a rent of £24,000 pa.
- Upwards only rent review to OMV on 7 January 2023.
- Tenant's break option on 24 December 2022 subject to the service of 9 months' notice.
- **Offers in excess of £342,500** (three hundred and forty-two thousand five hundred pounds) subject to contract and exclusive of VAT.
- A purchase at this level reflects a **Net Initial Yield of 6.75%** after purchaser's costs of 3.74%

20-21 BATTEN ROAD, DOWNTON BUSINESS CENTRE DOWNTON SALISBURY SP5 3HU



LOCATION

Downton is located 93 miles south-west of London, 21 miles north-west of Southampton, 11 miles north of Ringwood and 6 miles south of Salisbury.

The A338 provides good road access to Salisbury to the north and Southampton to the south-east, via the A36. The M27 motorway (Junction 2) is situated approximately 14 miles to the south-east, providing good access to the national motorway system.



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SITUATION

The property is situated within Downton Business Centre, an established commercial area to the west of Downton. The Business Centre is situated adjacent to the A338 providing rapid access to Salisbury, 6 miles to the north and the M27 via the A36.

Downton Business Centre comprises approximately 40 industrial units of varying sizes, and occupiers on the estate include Priority Packaging, Wholesale Hardware Co, Logicon, ASP Sports Science, Avon Packers, Help for Heroes, John Wilkinson, Downton Brewery, Fast for Foodservice and Select Europe.



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DESCRIPTION

The property comprises of 2 linked industrial units. Units 20 and 21 are located on the northern part of the block and have their own self-contained and secure yard.

The units are of standard portal frame construction with mono pitched roofs. The wall cladding is brick and block to 6 feet with profile plastic coated metal sheeting above and to the roof. The floor is concrete.

Each unit is self contained and access to the industrial areas is via a 3m wide roller shutter door. Each unit, with the exception of Unit 20, contains a small office and WC which is located at the front of the unit. There is separate access to a small office area at the front of each building.

ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and we set out the approximate areas below:

Use	M ²	Ft ²
Unit 20	252.4	2,716
Unit 21	106.4	1,145
Total GIA	358.7	3,861

TENURE

Freehold.



TENANCY DETAILS

Let on a single lease to Hop Back Brewery Public Limited Company for a term of 10 years from 7 January 2018 at a rent of £24,000 pa. There is an upwards only rent review to OMV on 7 January 2023. There is a tenant's break option on 24 December 2022 subject to the service of 9 months' notice. It is considered unlikely that the tenant will exercise the break clause in view of the integral part the premises perform with regard the brewery process.

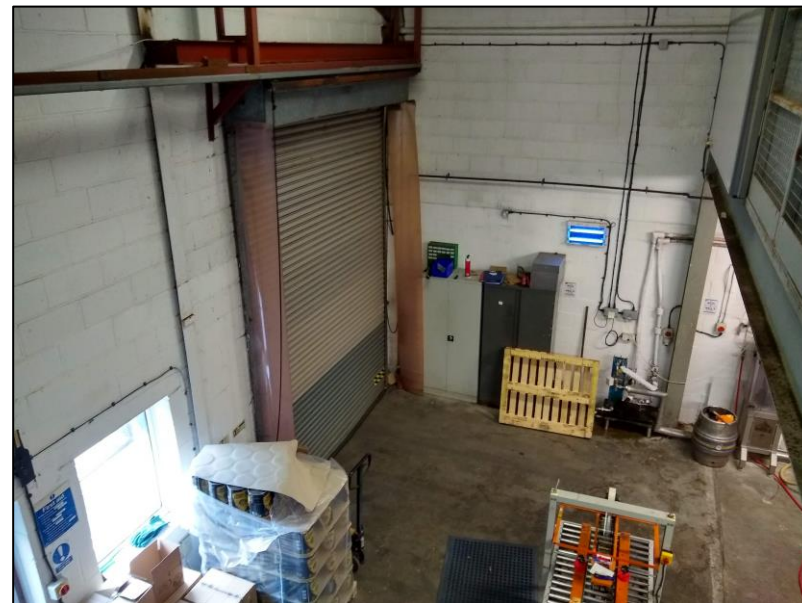
The premises are used as a bottling plant and the storage of raw materials used in the brewing process that takes place in the adjoining units.

TENANT'S COVENANT

Hop Back Brewery was started in 1986 by John Gilbert from The Wyndham Arms in Salisbury. Due to the popularity and growing demand, Hop Back Brewery opened their Brewery on Downton Business Centre in 1992. The company has continued to occupy and grow on Downton Business Centre since 1992.

The Brewery currently own 10 pubs and lease a further 3 pubs in which they supply their beer.

Hop Back Brewery Public Limited Company has an Experian Credit Rating of **Very Low Risk** (Score: 100/100).



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CONTACT

Marcus Chuter
mchuter@vailwilliams.com
07557 504 952

Julian Walker
jwalker@vailwilliams.com
07836 774 406

Russell Miller
rmiller@vailwilliams.com
07760 171 443



VIEWING

Strictly by appointment through the sole agents.

DATA ROOM

Leases and other supporting documentation relating to the properties are available in the Data Room – for access please contact Nicole Evans on nevans@vailwilliams.com.

VAT

We understand the property has been VAT elected and therefore anticipate the sale will be treated as a Transfer of a Going Concern.

PRICE

Offers in excess of £342,500 (three hundred and forty-two thousand five hundred pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 6.75%** after purchaser's costs of 3.74%.

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**SUBJECT TO CONTRACT
SEPTEMBER 2019**

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