



FOR SALE - COMMERCIAL INVESTMENT

**PRICE: Offers in excess of
£600,000 (Exclusive)**

showing a Net Initial Yield of 6.96% after
allowing for normal purchasers costs

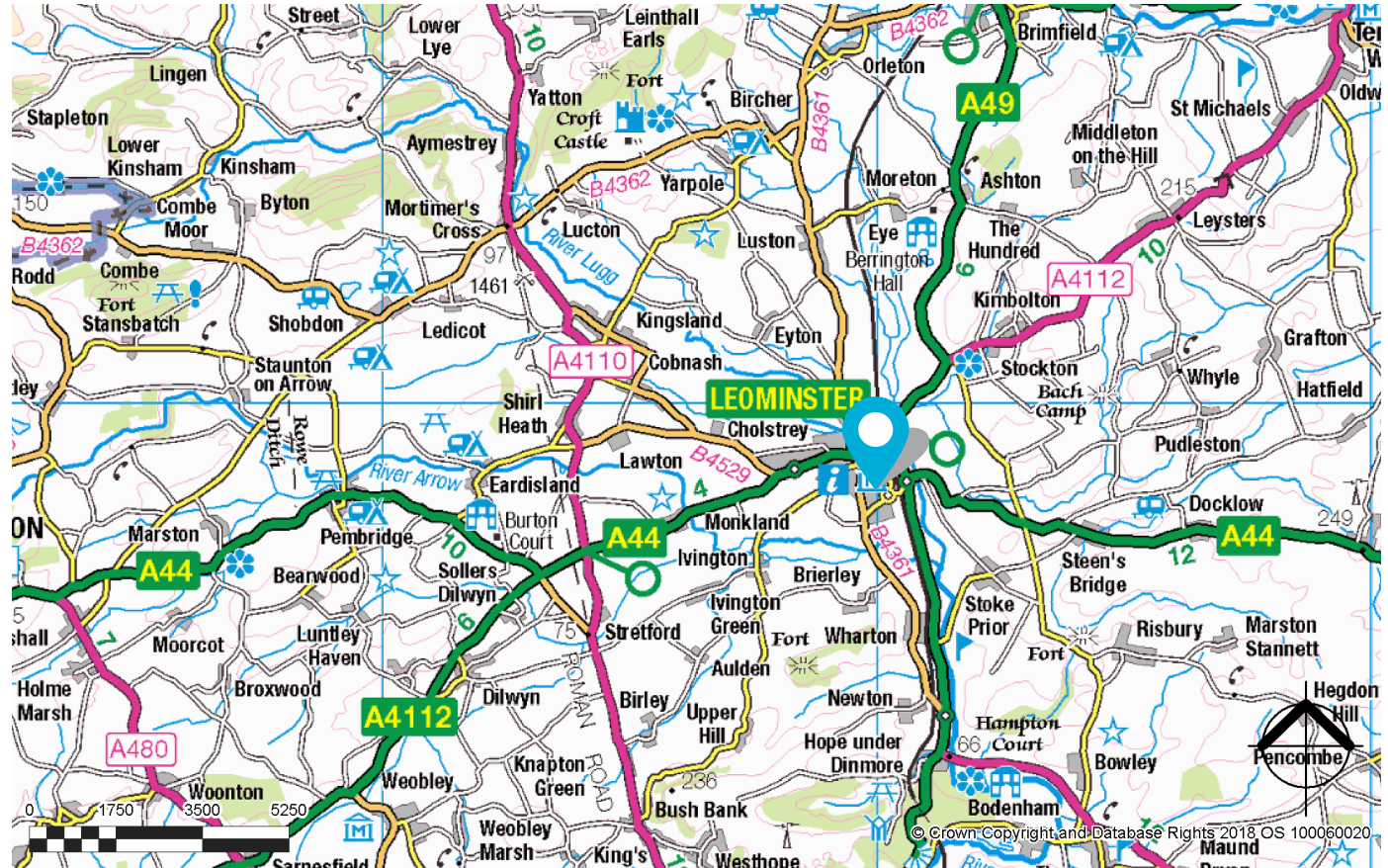
**PLOT 2/UNIT 4 AND PLOT 3/UNIT 3, SKYMARK BUSINESS PARK, GLENDOWER ROAD/
SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE, HR6 0RL**




- A well let industrial/commercial investment located in the sought after Leominster Business Park
- Two Prominently located modern detached industrial/commercial units which form part of the sought after popular Leominster Business Park on the edge of the town of Leominster
- Total Gross Internal Floor Area of 10,880 sq ft (1,010.69 m sq) together with mezzanine floor
- Current Rent £43,750 per annum

Two modern well let detached industrial investments forming part of a sought after Leominster Business Park on the edge of the town of Leominster

INVESTMENT SUMMARY

- Two Detached Modern industrial investments prominently located at the junction of Glendower Road/Southern Avenue
- WAULT 3 years
- Net Initial yield of 6.96% (after Normal purchasers costs)
- Purchase available via a Transfer of a Going Concern (TOGC)
- Strong commercial location in a sought after area of the business park in close proximity to the A49 Trunk Road
- Low site Density of 28%
- Total Site Area of 0.979 acres (0.376 hectares)
- Potential for further asset management
- Capital Value of £55 per sq ft



	Leominster to Birmingham	54 miles		Birmingham Airport	59 miles
	Leominster to Manchester	112 miles		Liverpool Airport	107 miles
	Leominster to London	159 miles		Manchester Airport	104 miles
				Stanstead Airport	190 miles
	Leominster Train Station	0.8 miles			
	Leominster to London	3.5 hours			

SITUATION

The two units are located at the junction of Southern Avenue and Glendower Road and form part of Leominster Business Park. Leominster Business Park is located approximately 1 mile south of Leominster Town Centre, where all local amenities are available. Leominster Business Park is located adjacent to the A49 Trunk Road, which serves as the main arterial road between Shrewsbury and the City of Hereford.

The surrounding occupiers within the Business Park include Howdens, Leominster Construction Limited, MJA Inge and Company Limited, Leominster 3 Piece Suites, Agri Lloyd, Leominster Accident and Repair and the Main Police Station.

Leominster is an established market town and administrative centre which is located approximately 12 miles north of the City of Hereford and approximately 7 miles south of Ludlow and approximately 26 miles west of the City of Worcester. At the 2011 census the town had a population of 11,691. The Leominster railway station is on the Welsh Marches Line.



DESCRIPTION

The property comprises of a two detached modern industrial/commercial units that were built approximately 10 years ago. The units are situated at the junction of Glendower Road with Southern Avenue.

Plot 2/Unit 4 comprises of a detached commercial unit that is accessed from Glendower Road. The unit is of portal framework clad in profile framework. The unit has a eaves height of approximately 5.1 metres. The unit is arranged to provide offices, welfare facilities and a workshop and warehouse premises benefiting from an up and over door. The Total Gross Internal Floor Area is approximately 4,948 ft sq (495.68 m sq). There is a mezzanine floor of 1,338 sq ft (124.29 m sq).

The property benefits from a secure external yard area.

Plot 3/Unit 3 comprises of a detached commercial unit that is accessed from Southern Avenue. The unit is of portal framework clad in profile framework. The unit has a eaves height of approximately 5 metres. The unit is arranged to provide offices, welfare facilities and a workshop and warehouse premises benefiting from an up and over door. The Total Gross Internal Floor Area is approximately 5,932 ft sq (551.09 m sq). There is a mezzanine floor of 1,385 sq ft (128.68 m sq).

The property benefits from a secure external yard area.

The total site area of the Freehold Title HR43350 is 0.93 acres (0.346 hectares).

The total current site density is 28%.





ACCOMMODATION

(All measurements are approximate)

	sqft	m sq
PLOT 2/UNIT 4		
Total Gross Internal Floor Area	4,948	495.68
Mezzanine Floor	1,338	124.29
PLOT 3/UNIT 3		
Total Gross Internal Floor Area	5,932	551.095
Mezzanine Floor	1,385	128.68
TOTAL SITE AREA	0.93 acres	(0.376 hectares)

FOR SALE

COMMERCIAL INVESTMENT

Plot 2/Unit 4 and Plot 3/Unit 3, Skymark Business Park, Glendower Road/Southern Avenue, Leominster, Herefordshire, HR6 0RL



Property	Tenant	Rent (per annum)	Term	Comments
PLOT 2/UNIT 4	Smerdon Tree Services (STS) Limited	£19,750	10 years from 11th August 2016 Rent Review 11th August 2021 Tenants Full Repairing and Insuring Terms	Tenants Break 11th August 2021(6 months notice)
PLOT 3/UNIT 3	Len Griffiths (Forklift Services) Limited	£24,000	10 years from 1st January 2019 Rent Review 1st January 2024 Tenants Full Repairing and Insuring Terms Rent Deposit £12,000	Tenants Break 31st December 2023(6 months notice)

TOTAL CURRENT RENT £43,750 PER ANNUM



PRICE

Offers in excess of £600,000 (Six hundred thousand pounds) (exclusive) showing a Net Initial Yield of 6.96% after deducting normal purchasers costs)

(The purchase is proposed to be completed as TOGC(Transfer of a Going Concern).

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows;

PLOT 2/UNIT 4

Rateable Value 2019/20	£15,750
Rates Payable 2019/20	£7,733

PLOT 3/UNIT 3

Rateable Value 2019/20	£18,250
Rates Payable 2019/20	£9,198

Interested parties should make their own enquiries to the local authority.

SERVICES

Not tested at the time of our inspection

Each of the units is understood to benefit from Mains Electricity (three phase electricity), gas, water and drainage.

EPC

Plot 2/Unit 4

Rating PLEASE CAN YOU CONFIRM
Certificate Reference Number

Plot 3/Unit 3

Rating C (68)
Certificate Reference Number 0180-0535-1669-0101-2006

COVENANT

Smerdon Tree Services (STS) Limited (Company Number 04934812) reported Shareholders' Funds of £522,726 for the financial year ending 2018.

Len Griffiths (Forklift Services) Limited (Company Number 04498220) reported Capital and Reserves of £79,000 for the financial year ending 2018.

Further Financial Information is available from the selling agents upon request.

PLANNING

The units are understood to benefit from planning consent for Use Class B of The Town and County Use Classes Order 1987. Prospective purchasers should rely on their own enquiries.

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SERVICES

Not tested at the time of our inspection

Prospective purchasers are to rely on their own enquiries

We understand that mains water, electricity and drainage are understood to be connected to the property.

VAT

The property is understood to be elected for VAT. It is proposed that the sale of the property should proceed via A Transfer of a Going Concern (TOGC) further details available upon request from the selling agents.

LEGAL COSTS

Each Party to be responsible for their own legal costs in respect of this transaction.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

DATAROOM

Information relating to the property is available via the data room that has been prepared relating to this investment sale by the selling agents. Further information including access arrangements, is available from the selling agents.

VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

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Halls 1845

COMMERCIAL

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

