

for sale

Multi-Tenanted Industrial Investment

Total: 1,320.8 m² (14,217 ft²)



Units 6A, 6B, 6C, 6D & 6E
Centre 21, Bridge Lane
Woolston
Warrington
WA1 4AW

- Asset Management Opportunity
- Low Capital Rate
- Currently Income Producing
- Improving Industrial Estate
- 1.5 miles to M6 Motorway

MORGANWILLIAMS.com

01925 414909

Location

Centre 21 is an established Industrial Estate on Bridge Lane that is located 4 miles to the southeast of Warrington Town Centre off the A57 Manchester Road.

The property is only 1.5 miles from Junction 21 of the M6 Motorway via the A57.

Description

A substantial industrial unit that is separated into five individual sections, four of which are tenanted with one vacant office (6E), this has a private entrance but is in need of a complete refurbishment.

The four occupied units are 6A, 6B, 6C and 6D and they are let to private individuals in the motor trade business. These units are all ground floor and have individual loading entrances.

The property is available for purchase and provides an exciting asset management opportunity, where a programme of refurbishment will enable rental and capital growth.

Accommodation

Gross Internal Areas

6A:	290.4 m ²	3,125 ft ²
6B:	434.8 m ²	4,680 ft ²
6C:	156.4 m ²	1,684 ft ²
6D:	190.3 m ²	2,048 ft ²
6E:	<u>249.0 m²</u>	<u>2,680 ft²</u>
Total:	1,320.8 m²	14,217 ft²

Total Site Area: 0.5 Acres (0.2 Hectares).

Tenancy Information

The table below summarises the tenancy information provided and we have assumed that the income is rental only and the individual occupiers pay their own utilities and Business Rates as appropriate.

Unit	Rent/Per Annum	Expiry
6A	£7,200	20 Aug 2020
6B	£8,400	21 Dec 2019
6C	£4,800	Holding Over
6D	£5,400	No Lease
6E	N/A	Vacant
Total	£25,800	

Sale Price

£300,000.

Tenure

Freehold.

Yield

The asking prices and current income reflects a net initial yield of 8.5% allowing purchasers cost at 4%. This does not take into account the potential income that can be generated from the vacant first floor or any asset management/refurbishment potential.

Contact

Strictly by appointment only. No tenants to be approached directly without our prior consent. Please contact Morgan Williams, 01925 414909.

Rob Bates: rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

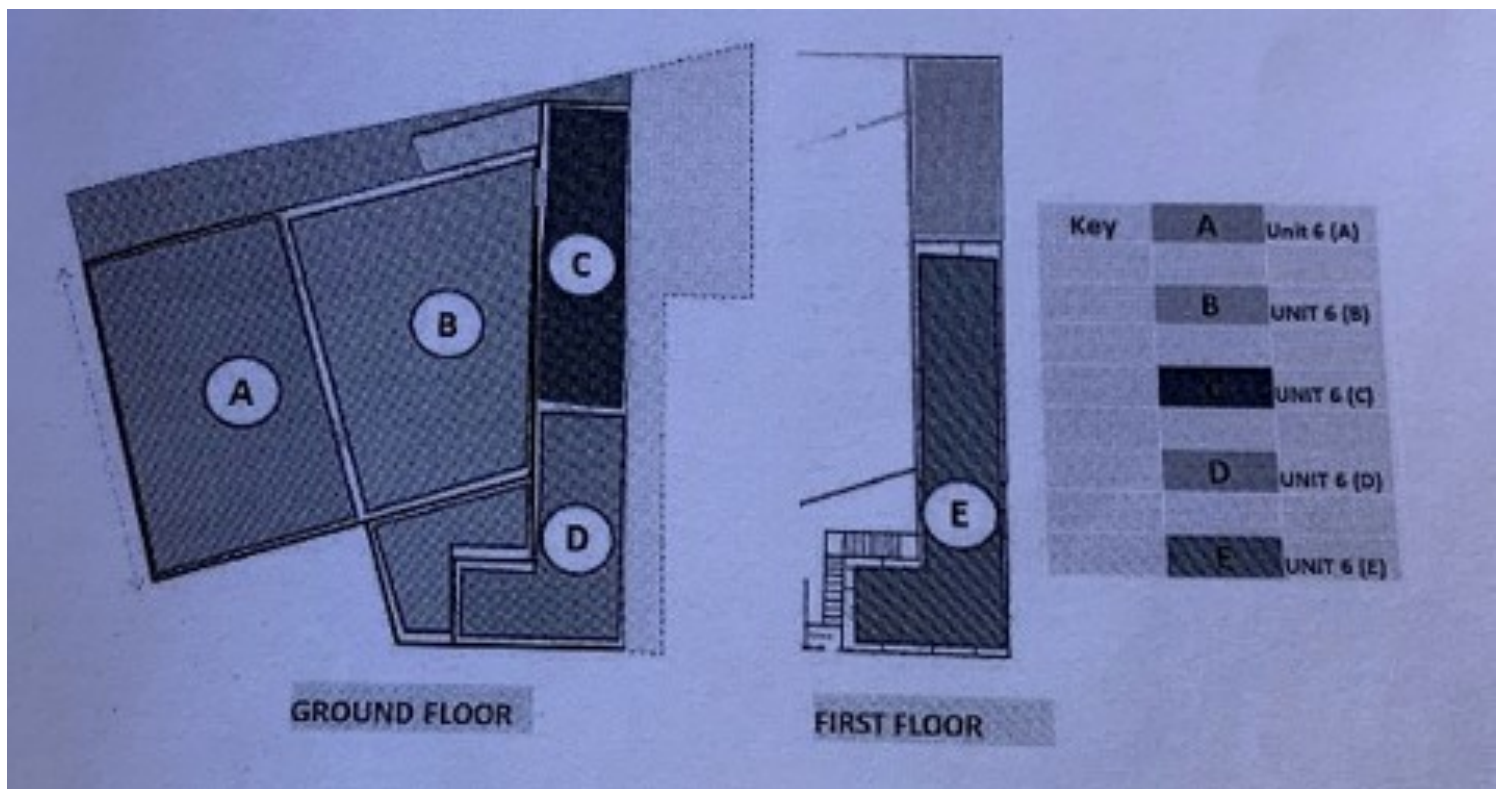
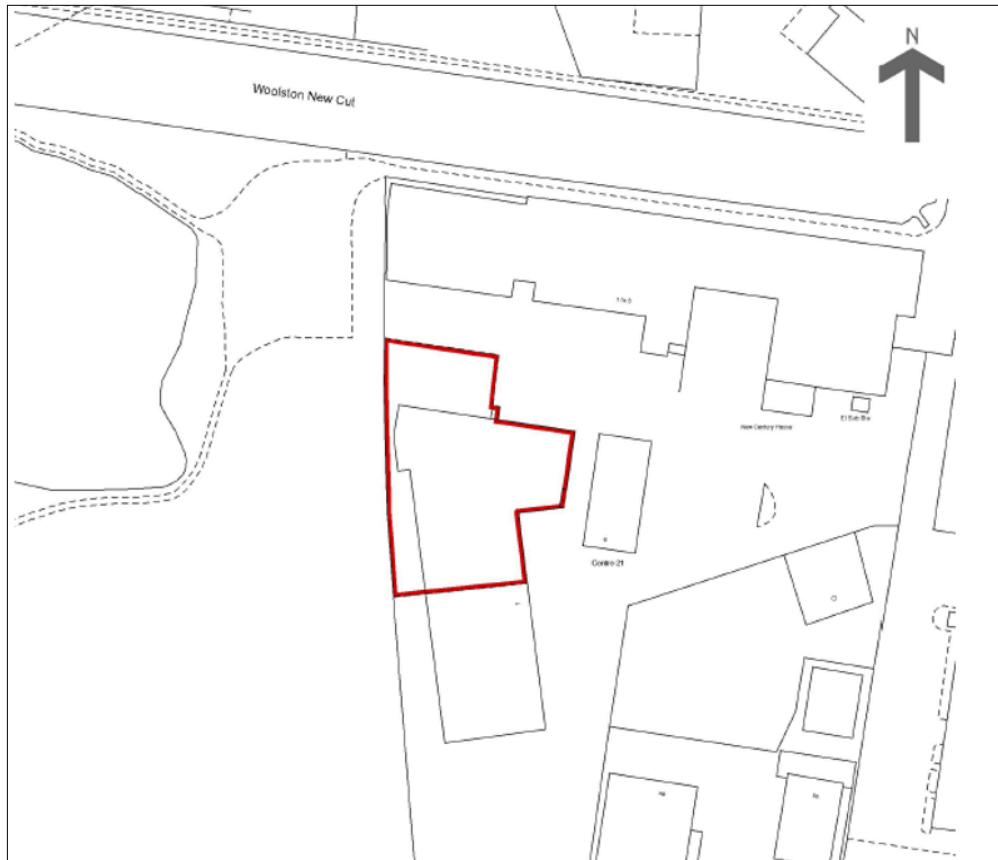
E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.