



FREEHOLD MULTI-LET INDUSTRIAL ESTATE FOR SALE

Units 1-3 | Wessex Industrial Estate | Wessex Road | Bourne End |
Buckinghamshire | SL8 5DT

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REAL ESTATE

Investment Summary



- Freehold multi-let industrial estate for sale
- 3 units totalling 23,955 sq ft
- Recent lettings supporting ERV
- 6 Months rent, rates and service charge topped up for unit 1
- All rent free to be topped up by the vendor
- Offers are invited in excess of £3,900,000 Excl VAT which offers a NIY of 5.46% (assuming purchasers' costs of 6.51%)
- We are advised that the sale can be treated as a TOGC



Unit	Tenant	Start	End	Size(sq ft)	Rent	Rent PSF	Notes
1	Vacant	Vacant	Vacant	9,130	£89,018	£9.75	Vacant 6 Months rent, rates and service charge will be topped up
2	Q & Y International Limited (Renewal) (company no. 07542194)	24.06.2019	23.06.2029	7,435	£65,000	£8.74	10 Year FRI lease 6 Months rent free from lease start date - will be topped up Outside 1954 Act Upwards only rent review 24.06.2024 Rent deposit of £52,000 + VAT
3	Sciaky Electric Welding Machines Limited (company no. 00285021)	06.09.2019	05.09.2029	7,390	£72,675	£9.83	10 Year FRI Lease - subject to a Schedule of Condition 4 Months rent free from lease start date - will be topped up Outside the 1954 Act Upwards only rent review 06.09.2024 Tenant break option on 05.09.2024 (on six months' notice) Rent deposit of £18,169 + VAT
				23,955	£226,693	£9.44	

Contact:

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