



Prime Industrial Investment - For Sale

5,751 Sq Ft (534.27 Sq M)

- New build industrial/trade unit let to undoubted covenant
- Excellent Position on Sheffield Road, Close to J34 M1
- A new 10 year lease with a passing rent of £57,500 per annum
- Quoting price £875,000, Net Initial Yield of 6.22%

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Location

The property is located in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield and has an urban population of 257,800. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London). In addition, the M18, accessed at Junction 32 of the M1, provides access to the Humber-side Ports.

Description

Unit 1E Magna 34 Business Park is a brand new industrial/warehouse unit let to Huws Gray Ltd. The unit completed construction in November 2023.

The unit provides the following specification:

- > 5,751 sq ft GIA
- > 6m Eaves Height
- > Modern Fitted Out Office Accommodation
- > Full Height Roller Shutter Loading Door Access
- > Secure yard and parking area
- > 10 Parking Spaces

Lease Terms

Let to Huws Gray Ltd (Company No.: 02506633)

A new 10 year lease from 23 Nov 2023

Tenant only break option at Year 5, subject 6 months notice

Passing Rent: £57,500 pa

Rent Review at Year 5 to the higher of passing or Open Market Rent

The tenant shall be granted 2 months rent should they not exercise their break at Year 5

The Tenant

Huws Gray is the UK's largest independent builders' merchant, supplying building materials to trade and DIY customers from over 250 locations across England, Scotland and Wales. The group had a turnover of £1,553,525,000 and a pre tax profit of £66,751,000 in their year ending Dec 22 accounts.

Terms

Quoting price of £875,000.

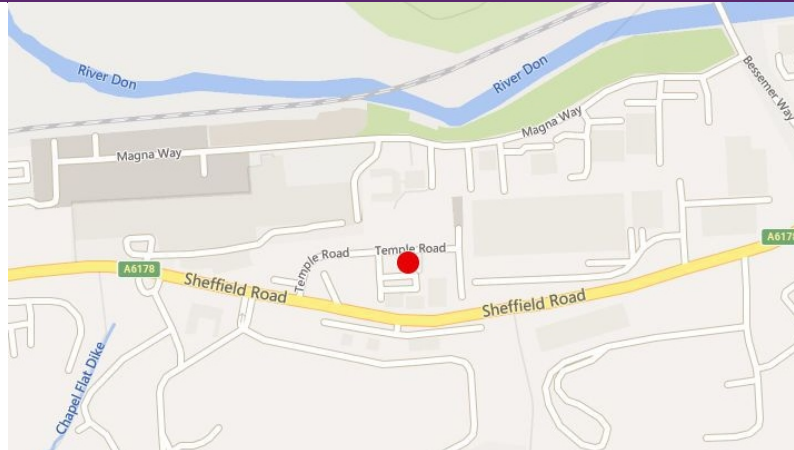
A purchase at this level reflects a Net Initial Yield of 6.22%, after allowing for purchasers' costs of 5.60%.

VAT

It is assumed that the purchase shall be treated as a Transfer of a Going Concern (TOGC).

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Max Pickering MRICS

Connor Rogers MRICS

T: 0114 2738857

T: 07557 895735

M: 07835 059363

M:

E: max@cpartners.co.uk

E: connor@cpartners.co.uk

August 2024



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