

Mollard Motors, Beam Heath Estate

Nantwich, CW5 6PQ

Single Let Industrial Investment



FOR SALE

3,786 sq ft (351.73 sq m)





Summary

- Quoting Price of £710,000 which reflects a NIY 6% assuming purchasers costs of 5.4%
- Passing Rent of £45,432 per annum
- Let to Mollard Motors Cheshire Ltd on an FRI lease for a term of 10 years
- 3,786 Square Foot (351.77 Square Metres)
- Steel Portal Frame Construction
- Detached, Self Contained Site
- Excellent Road Frontage
- Freehold

Description

The property comprises the following:

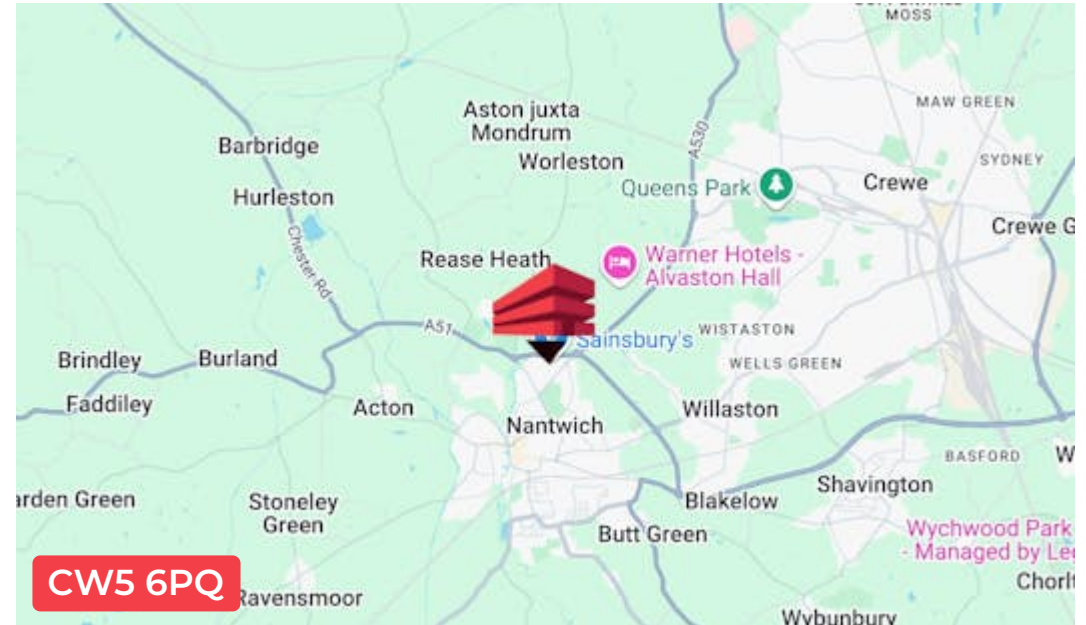
- Detached manufacturing/ warehouse unit situated on a self contained site
- Steel portal frame construction with part blockwork and part steel insulated sheet cladding under a steel sheet roof
- Ground floors comprises a reception entrance, canteen, WC and workshop room.
- First floor office split into 2 rooms and extends across the side elevation.
- Servicing is by way of 2x loading doors to the front elevation
- External yard with car parking and additional storage to the side elevation

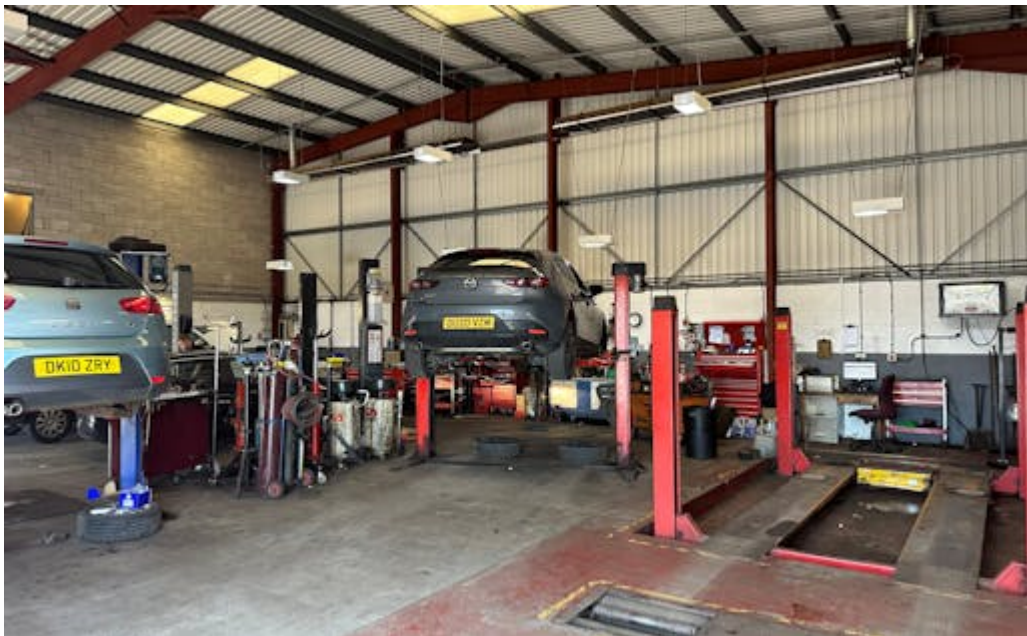
Location

Beam Heath Way is a mixed use estate located to the north of Nantwich and towards Crewe. The estate has very good access onto the A51 which is the main arterial route to Crewe and to Junction 16 of the M6.

The unit is located in a very prominent position on Beam Heath Way. Beam Heath comprises a mixture of commercial uses including, retail, trade counter builders merchants and offices. The property itself is situated fronting a trade counter/ industrial scheme.

Occupiers in the vicinity includes, Sainsburys, Huws Gray, D&D Tyres and Screwfix





Accommodation

The accommodation comprises the following areas:

Floor/Unit	Size	sq m	Rent
Unit	3,786 sq ft	351.73	£45,432 /annum
Total		351.73	

VAT

The property is elected for VAT and it is the intention to treat the transaction as a Transfer of Going Concern

Proposal

We are instructed to seek offers in excess of £710,000 subject to contract and exclusive of VAT.

A Purchase at this level reflects a NIY of 6% assuming purchasers costs of 5.4%.

Tenancy

The Property is let on the following basis:-

- A full repairing and insuring lease to Mollard Motors (Cheshire) Ltd (company no 07321738)
- A 10 year renewal lease from 1st August 2025
- The current passing rent is £45,432 which reflects a rate per sq ft of £12.00.
- The lease provides for rent reviews upon the 3rd, 6th and 9th anniversary
- No break clauses.

Tenure

The Property is held Freehold (Title Number:CH444069)

Covenant

Mollard Motors (Cheshire) Ltd have an Experian rating of 86 and "low risk".

Mollard Motors are an MOT testing and service centre providing a huge range of services to automotives. The unit is the only facility under their ownership and the business was incorporated in 2010.

EPC

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Legal Costs

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

Spitfire Property Agency



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