

# for sale

Industrial Estate Investment Opportunity

8 No. Individual Self-Contained Units

**UNDER OFFER**



Foundry Lane  
Widnes  
WA8 8TZ

- Brand New Units
- Never Before Occupied
- First Class Construction
- 8 Metre Eaves Height
- Potential for Mezzanine Installation
- Rare Freehold Opportunity

MORGANWILLIAMS.com

**01925 414909**

## Location

The estate is situated within an established commercial area, just off Hale Road on the western fringe of Widnes.

The estate enjoys convenient access to the A562 Expressway, the main arterial road to Liverpool (13 miles) and the John Lennon International Airport (5 miles).

The A562 south crosses the Mersey Gateway Bridge within close proximity giving access to Runcorn, Warrington and the M56 Motorway.

## Description

We are delighted to offer for sale a brand new high specification industrial estate, that has never been occupied.

The units occupy a 0.7 acre gated site and comprise 2 detached and a row of 6 terraced units.

The units have been constructed to an extremely high specification and all are high bay (8 metres), with the ability to install mezzanine levels.

The estate will be sold with full vacant possession on completion and the units will be ready for the new Landlord to rent out immediately.

This is an extremely rare opportunity to acquire a brand new industrial investment estate on a freehold basis.

The estate has a central access from Foundry Lane and an inner courtyard services the individual units.

## Accommodation

The estate comprises 8 No. self-contained detached and terraced units, with 8 metre high eaves, that extend to approximately 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) per unit.

## Services

Mains electricity, water and drainage will be connected.

## Rates

To be assessed.

## Tenure

Freehold.

## Rent Potential

We are of the opinion that tenant demand will be extremely high and that rental values will be in the region of £14,000 pa per unit for the terraced units and £16,000 pa per unit for the detached units. Providing these rental levels are attained the total rent roll for the estate, at full occupancy, will be £116,000 per annum.

## Yield

Providing the above rent levels are achieved, then a purchase at asking price will generate a net initial yield of c. 7.3%, taking into account Stamp Duty and purchase costs.

## Asking Price

£1,500,000 plus VAT.

## VAT

VAT will be applicable to the sale price at the prevailing rate.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

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**SUBJECT TO CONTRACT**

**EPC's - To be Assessed**

### 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.