



CAPITAL RATE LESS THAN £100 PER FT²

Unit 1, Kingfisher Business Park, Widnes, WA8 0RE

Industrial Investment

Summary

Tenure	For Sale
Available Size	7,800 sq ft / 724.64 sq m
Price	£715,000
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Key Points

- Dedicated Secure Yard
- Rental Growth Potential
- Trade Based Occupier
- Low Capital Rate
- Steel Portal Frame
- 10 Year Lease
- Popular Location
- Potential to Extend

Location

Unit 1 Kingfisher Business Park is located within the Widnes Waterfront regeneration zone, approximately 3 miles from Junction 7 of the M62 and Junction 12 of the M56, to the east of Widnes Town Centre.

This is a much improved location, Marshall have recently completed a scheme of new large warehouses opposite and the well-regarded Heron Business Park is adjacent.

Description

We are delighted to offer for sale a rare opportunity to acquire this well let freehold industrial investment.

We are advised that the property is let Delta Cash and Carry LTD with a rental deposit and Personal Guarantee on the following lease terms:-

10 year lease from November 2021 with a tenant only option to break and rent review at the end of the 5th year.

Current Rent: £51,000 per annum.

Full Repairing and Insuring Lease.

We are of the opinion that the rental value should be in the region of £60,000 per annum and this can be achieved in November 2026.

The unit is semi-detached and benefits from a fenced and gated yard and parking to the front.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	7,800	724.64
Total	7,800	724.64

Specification

- *Loading door 4m high
- *3 phase electricity
- *Internal office accommodation
- *Dedicated yard with perimeter fencing
- *Dedicated loading yard

Asking Price

£715,000 exclusive of VAT, TOGC may apply.

Tenure

Freehold.

VAT

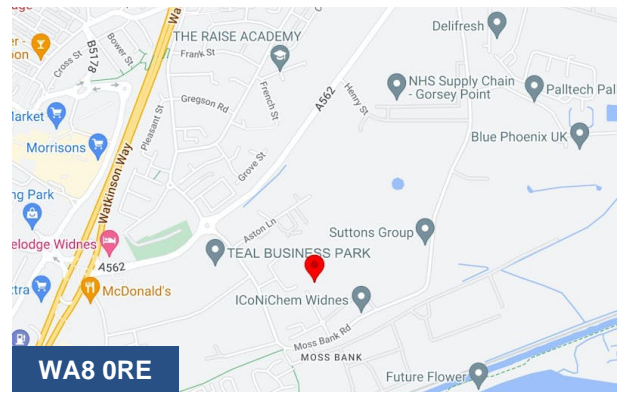
We are advised that VAT is applicable to the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Yield & Analysis

A purchase at the above asking price presents and net initial yield of 6.75% and a reversionary yield of 8%, allowing for purchaser's costs at 5.6%. It also represents a competitive capital rate of just £91.67 per ft².



Viewing & Further Information



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