



UNITS 1E AND 2E, TUFTHORN INDUSTRIAL ESTATE, STEPBRIDGE ROAD, COLEFORD, GL16 8PJ

FOR SALE – INDUSTRIAL INVESTMENT

£700,000 + VAT

EPC Ratings 'C & D'

- Freehold Investment of Two Industrial Units totalling 11,310 sq ft
- Let on Two Leases producing £50,000 pa (7.1% gross initial yield)
- 15 year Term; 5-yearly Rent Reviews; No Breaks and No Current Arrears
- Set within secure Compound; Nearby occupiers inc Jewsons, Travis Perkins

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

The Units are situated on the Tufthorn Industrial Estate which lies on the outskirts of Coleford which is situated approx. 20 miles from Gloucester, 12 miles from Ross on Wye and 7 miles from Monmouth.

The well established industrial estate has occupiers including Jewsons, Travis Perkins, Maddock Plant Hire & Sales and other local and regional businesses.

DESCRIPTION

The investment opportunity comprises two portal frames buildings extending to a total of 11,300 sq ft approx. situated within a secure compound extending to approx. x acres.

The premises have recently been renewed on two separate leases, each for a term of 15 years on full repairing and insuring terms subject to 5-yearly rent reviews.

The commencing rental for each unit is £25,000 per annum providing a total annual income of £50,000 (Gross initial yield of 7.1%).

The current tenants are Wheelmaster (UK) Ltd and Aspect Commercial Wheels Ltd have operated from the site for approximately 10 years and there are no current rental arrears.

ACCOMMODATION

Unit 1E - 42x x 12.7m = 512 sq m (5,741 sq ft) approx.

Kitchenette & WCs

Unit 2E - 42.3m x 13.23 m = 517 sq m (5,570 sq ft) approx.

Kitchenette & WCs

Both units have been sub-divided to create workshop and storage areas, together with mezzanine storage



SERVICES Mains water, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

PRICE The asking price on a freehold basis is £700,000 plus VAT.

RATES Rateable Values: Unit 1E: £22,250 Unit 2E: £22,000

VIEWINGS By prior appointment with the Sole Selling Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

MISREPRESENTATION ACT

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