

For Sale

Investment Opportunity

Multi-Let Industrial / Warehouse Estate / Long Term Residential Development Opportunity

- Industrial investment opportunity
- Multi let industrial estate 2 miles from Junction 23 and 24 of the M60 motorway and 2 miles from Manchester City Centre



 M18 8QU

Enterprise Trading Estate
Lees Street, Gorton, Manchester, M18 8QU



Summary

Investment Summary

- Industrial warehouse investment opportunity
- Multi let industrial estate 2 miles from Junction 23 and 24 of the M60 motorway and 2 miles from Manchester City Centre
- Total Rent: £84,085 per annum
- Attractive net initial yield of **7.95%**
- Capital value of £26.64 psf
- Offers for the estate to be in excess of £1million (**One Million Pounds**) exclusive of VAT, net of costs



Enterprise Trading Estate, Lees Street Gorton, Manchester, M18 8QU

Location

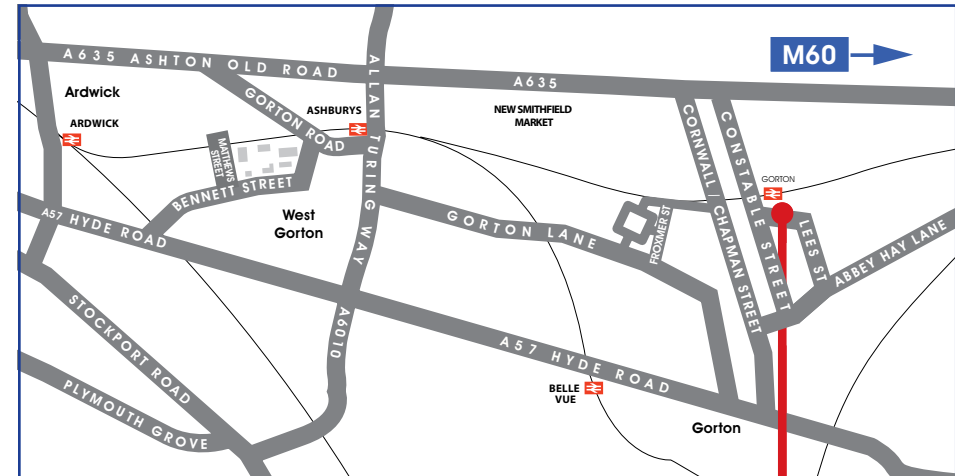
Location

The investment is situated on Lees Street opposite Gorton Railway Station and is accessed from Ashton Old Road (A635) which is one of the main arterial roads east from Manchester City Centre.

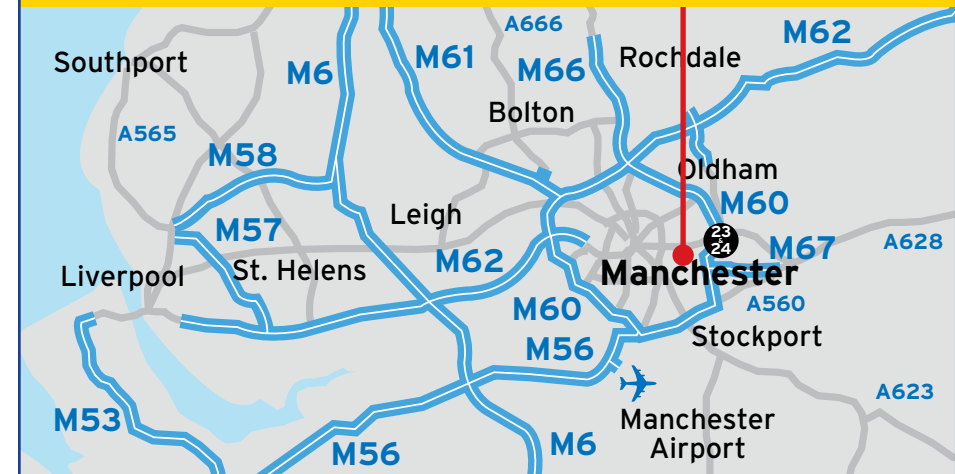
The premises are approximately 2 miles from Junction 23 and 24 of the M60 motorway which provides access to the national motorway network. The estate is also approximately 2 miles from Manchester City Centre.

Gorton Railway station serves local rail routes and provides direct access in to Manchester Piccadilly Train Station which in turn connects to the national rail routes on the West Coast Mainline.

The Estate is situated in close proximity to the recent Lime Square Retail Park development on Ashton Old Road with a wide range of retail and leisure occupiers including, Morrison's, B&M Bargains, Poundland, Wynsors, The Gym Group and McDonalds as well as other retailers such as Lidl and Aldi also in close proximity.



Manchester | M18 8QU



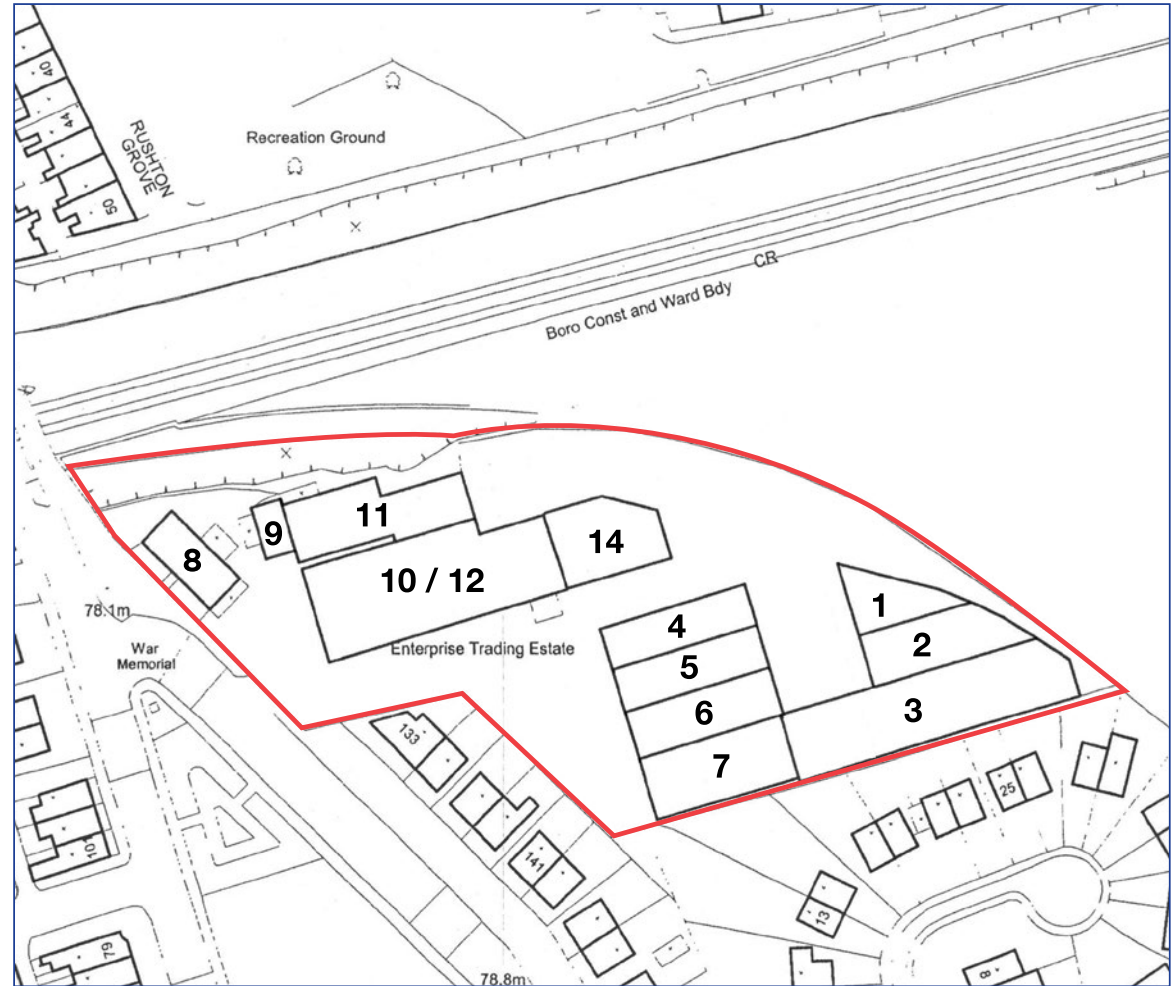
Enterprise Trading Estate, Lees Street Gorton, Manchester, M18 8QU

Description

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The investment comprises fully secure self-contained estate that includes 14 interconnecting industrial/warehouse and office accommodation comprising:

- PVC coated steel cladding to walls and roof
- Steel and timber frame construction
- Concrete floor
- Roller shutter door access to each unit
- Eaves height up to 7m
- Recently refurbished
- Secured estate
- Heating and lighting
- Units from 1,000 up to 37,530 sq ft.



Tenancy

The estate is multi let and income producing with a total rental income totalling £84,085 per annum.

All leases are held on annual rolling leases.

Tenancy Schedule

Unit	Size (sq ft)	Size (sq m)	Tenant	Lease Start Date	Rent p/annum
1	1,500	139.35	Tread Mill	01/08/2014	£5,400
2	3,000	278.70	Marek Banas (Car Repairs)	12/11/2014	£5,400
3	8,000	743.20	Abbey Motors	10/02/2015	£12,000
4	2,500	232.25	VW Breakers	01/08/2013	£6,000
5	2,500	232.25	Vehicle Cosmetics Limited	14/01/2014	£4,800
6	2,500	232.25	Mohamed Abushiba	23/04/2014	£6,000
7	2,500	232.25	TNT Post UK	08/10/2013	£8,125
8	1,500		(Michael) Paul Street	10/04/2014	£4,160
9	1,000	92.90	David Reynolds Blinkho	01/06/2014	£2,400
10	4,706	437.20	Husham Gasim Algak Maki	01/10/2014	£6,000
11	3,460	321.43	Alan Mark Jackson	01/05/2014	£6,000
12	1,500	139.35	Trevor Williams	01/03/2015	£4,800
14	2,864	266.06	Giuseppe's	01/01/2011	£6,000
Phone Mast					£7,000
TOTAL	37,530	3,486.6			£84,085

Proposal

We are instructed to seek offers in excess of £1million (One Million Pounds) subject to contract and exclusive of VAT which reflects a net initial yield of 7.95%

Tenure

We understand that the property is held on a freehold basis.

Energy Performance Certificate

An Energy Performance Certificate for each property has been commissioned and is available on request.

VAT

The Properties is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

Occupational Market

Gorton has traditionally been a local market benefiting from being located close to Ashton Old Road, one of the main arterial routes in to Manchester City Centre from the M60 Motorway.

Located to the East of Manchester City Centre, local trading estates such as Smithfield Market, as well as Piccadilly Trading Estates have thrived due to demand for companies wanting to be in and around the City Centre but maintaining good access to the local and national motorway networks.

East Manchester has seen a large amount of redevelopment in recent years with leisure and retail developments on Ashton Old Road including the development of Sports city along with the regeneration completed by Manchester City Football Club.

There has been strong demand for this type of accommodation within the area from local companies. There has been limited new build accommodation constructed in the last five years which has led to a shortage of available similar accommodation.

Viewings

For further information or to arrange an inspection please contact:


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