

INVESTMENT FOR SALE

22,359 sq ft Income Producing Industrial Complex on a Site of 1.03 acres

- Industrial investment opportunity
- Multi-let industrial estate
- Low Capital Value of £31 per sq ft
- Potential future redevelopment (subject to planning)

Enter



Protector Lamp Business Park

Lansdowne Road, Eccles, Manchester, M30 9PH

dh DAVIES
HARRISON
REAL ESTATE

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HOME

SUMMARY

LOCATION

DESCRIPTION

ACCOMMODATION/
TENANCY

FURTHER
INFORMATION

INVESTMENT SUMMARY

- Industrial complex investment opportunity

CURRENT RENT

- **Passing Rent for the industrial complex:** **£51,908.04 per annum**

ESTIMATED RENTAL VALUE

- ERV for vacant industrial complex / office 3, 4, 6: £6,000.00 per annum
- ERV for vacant industrial complex / Unit D: £3,600.00 per annum
- ERV for vacant industrial complex / Unit F: £1,200.00 per annum
- **Total ERV for the Industrial Complex:** **£62,708.04 per annum**

SALE PRICE

- **Sale price for the Complex (excluding hoarding and yard):** **£700,000 (Seven Hundred Thousand Pounds)**
Equating to a net initial yield of 7% with a reversionary yield of 8.3% and a **low capital value of £31 per sq ft.**

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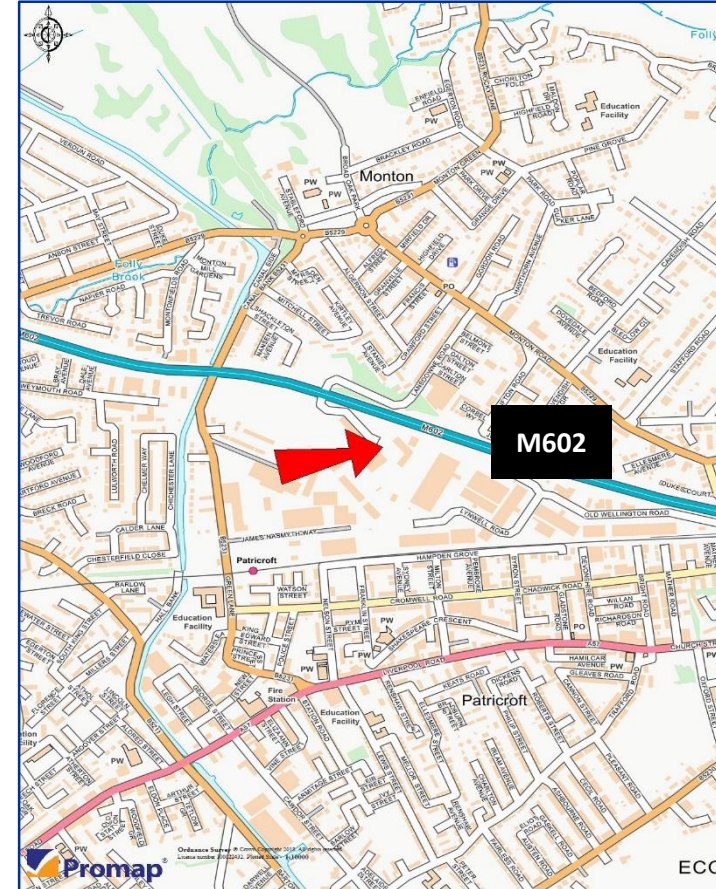
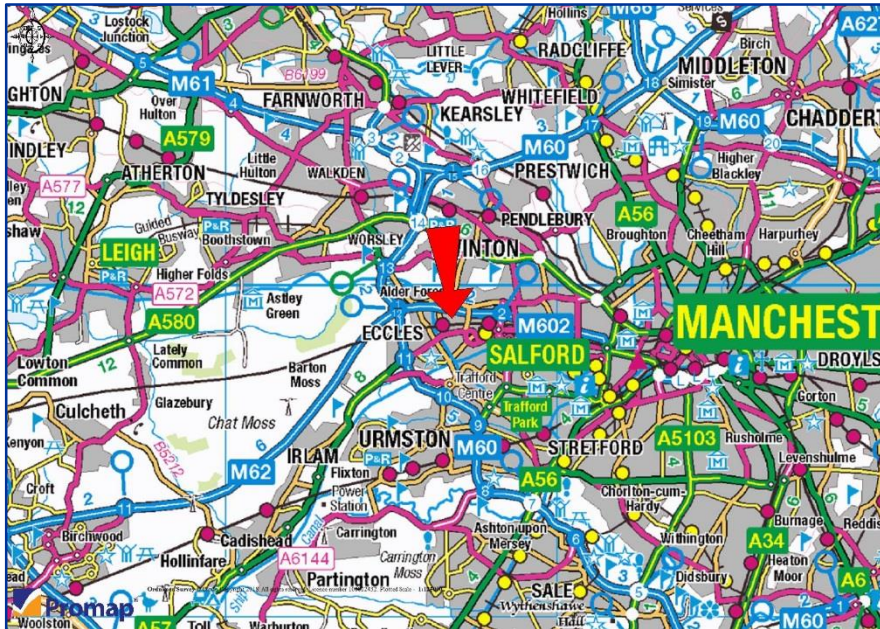
ACCOMMODATION/
TENANCY

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LOCATION

Protector Lamp Business Park is located within Eccles, 2.5 miles to the west of Manchester City Centre and within the inner boundary of the M60 Orbital Motorway.

The site is well positioned for access to the national motorway network being 1 mile from Junction 2 of the M602 Motorway which in turn leads to the M60 Motorway and wider motorway network.



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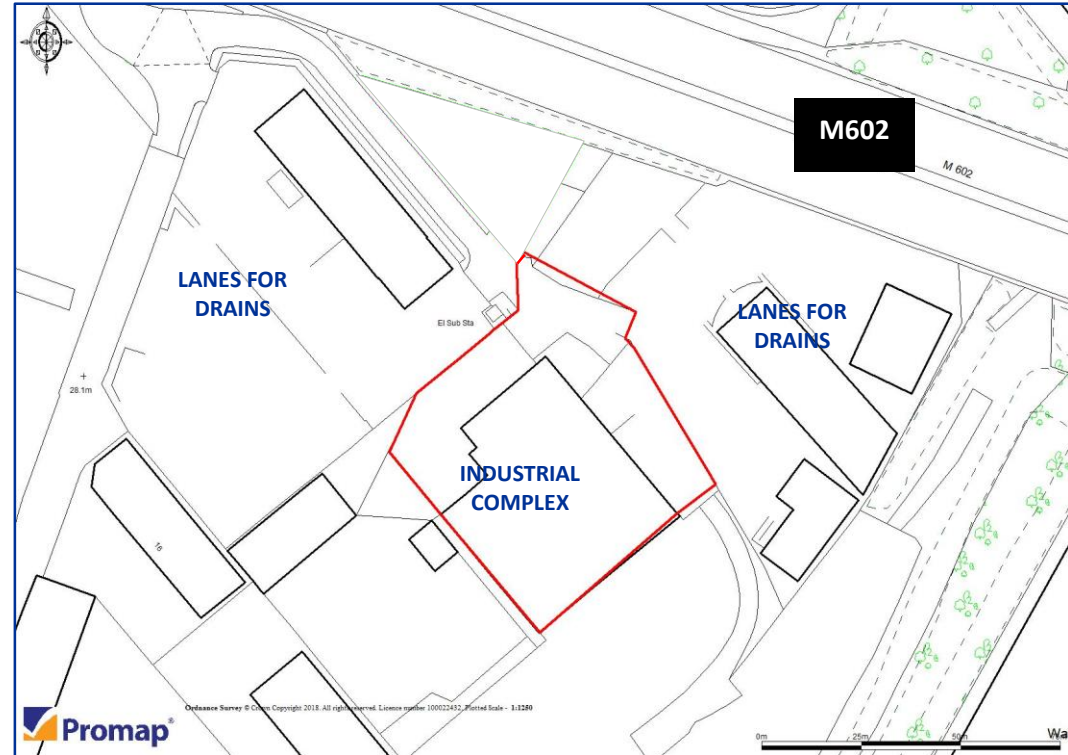
FURTHER
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DESCRIPTION

The industrial complex comprises a former Industrial Complex which has been subdivided into small industrial / warehouse units.

The building comprises a steel frame building in 5 bays incorporating a steel framed pitched roof with asbestos sheeting and brick wall.

The property also benefits from an office facility which has been sub-divided into individual suites and yard to the front and side with associated car parking.



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HOME SUMMARY LOCATION DESCRIPTION **ACCOMMODATION/ TENANCY** FURTHER INFORMATION

TENANCY

The industrial complex is multi-let and income producing with a rental income totalling £51,908.04 pa.

The lettings are by way of a tenancy at will on an internal repairing and insuring basis.

ACCOMMODATION / TENANCY SCHEDULE

| Unit | Tenant | Size sq ft | Size sq m | Expiry | Actual Rent Received | ERV |
|-------------------|--------------------|---------------|-----------------|--------|----------------------|-------------------|
| Office 1/2 | Saltax Ltd | 754 | 70.04 | TAW | £4,800.00 | £4,800.00 |
| Unit B / Office 5 | ARW Gates Ltd | 2,369 | 220.08 | TAW | £6,600.00 | £6,600.00 |
| Office 3, 4, 6 | Vacant | 700 | 65.03 | | | £6,000.00 |
| Unit C | N J Cook R & S Ltd | 3,078 | 285.95 | TAW | £9,908.04 | £9,908.04 |
| Unit D | Vacant | 1,220 | 113.34 | | | £3,600.00 |
| Unit E | N Craft | 469 | 43.57 | TAW | £4,800.00 | £4,800.00 |
| Unit F | Vacant | 300 | 27.87 | | | £1,200.00 |
| Unit G | MVS Limited | 5,000 | 464.51 | 2017 | £12,000.00 | £12,000.00 |
| Unit H/J | Car Storage | 6,000 | 557.41 | TAW | £3,000.00 | £3,000.00 |
| Unit K | GF Auto Services | 2,000 | 185.80 | TAW | £6,600.00 | £6,600.00 |
| Unit L | MVS Limited | 769 | 71.44 | TAW | £4,200.00 | £4,200.00 |
| Total | | 22,659 | 2,105.04 | | £51,908.04 | |
| Total ERV | | | | | | £62,708.04 |



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RATEABLE VALUE

The units on the Estate have the following Rateable Values:

| Unit | Description | Rateable Value |
|------------------------------|------------------------|----------------|
| Unit C | Workshop and Premises | £6,000 |
| Unit D | Workshop and Premises | £2,850 |
| Unit K | Workshop and Premises | £4,650 |
| Unit L | Workshop and Premises | £1,975 |
| Unit G1 | Workshop | £4,250 |
| Unit G2 | Workshop | £5,200 |
| Grd Flr Unit E & F | Warehouse and Premises | £3,150 |
| Office 3 1 st Flr | Offices and Premises | £1,200 |
| Office 4 1 st Flr | Offices and Premises | £1,550 |
| Office 5 1 st Flr | Offices and Premises | £540 |
| Office 1 1 st Flr | Offices and Premises | £1,750 |
| Office 2 1 st Flr | Offices and Premises | £1,225 |
| Unit B1/B2 | Workshop and Premises | £4,850 |
| Pt Units H&J | Workshop | £4,250 |
| Pt Unit H & J | Workshop and Premises | £2,800 |
| Pt Unit H & J | Workshop and Premises | £4,250 |

We advise interested parties should make their own enquiries of Salford City Council's Rating Department.

SERVICE CHARGE

The Estate is subject to a service charge which is currently £0.40 per sq ft and covers the following:

- Maintenance of common parts
- Insurance
- External repairs

SERVICES

We understand all mains services are available to the complex.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are available where applicable on request.

PLANNING

The property is an established industrial complex. We believe the site would suit redevelopment however interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The whole complex is available to purchase offering an attractive investment opportunity.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

PRICE

Offers for the Building Complex to be circa **£700,000 (Seven Hundred Thousand Pounds)** exclusive of VAT.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

VIEWINGS AND OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies, 07831 658804
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Jack Rodgers, 07929 845329
jack@daviesharrison.com

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