

**FOR SALE**  
**INVESTMENT OPPORTUNITY**  
**5,852 SQ FT (543.73 SQ M)**



**COSTUMES WITH CHARACTER LIMITED**  
**UNIT 4, RUGBY PARK, BATTERSEA ROAD, HEATON MERSEY INDUSTRIAL**  
**ESTATE, STOCKPORT, SK4 3EB**

# INVESTMENT SUMMARY

- End-terrace industrial / warehousing unit comprising a base total of 5,852 sq ft (543.73 sq m) with an additional tenant's installed mezzanine of 1,993 sq ft
- Located in a highly sought after industrial estate, 2 miles from the centre of Stockport and the M60 motorway
- The property is held long leasehold under title number MAN46390 for a period of 999 years from 1<sup>st</sup> December 2005
- Leased to Costumes with Character Limited for a term of 10 years expiring May 2034
- Costumes with Character Limited have been in occupation of the subject property for 19 years, since 2006
- Current annual rental of £60,000 per annum equates to £10.25 per sq ft (on the basis of the original base total)
- Estimated rental value of £12.00 per sq ft
- Offers are sought in excess of **£900,000 (Nine Hundred Thousand Pounds)** subject to contract and exclusive of VAT
- A purchase at this level reflects a Net Initial Yield of circa 6.31%, after costs, which equates to £150 per sq ft



# LOCATION

The subject property forms part of the prominent Rugby Park development located on the corner of Bletchley Road and Battersea Road within the heart of the established Heaton Mersey Industrial Estate.

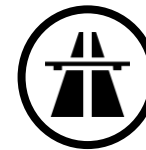
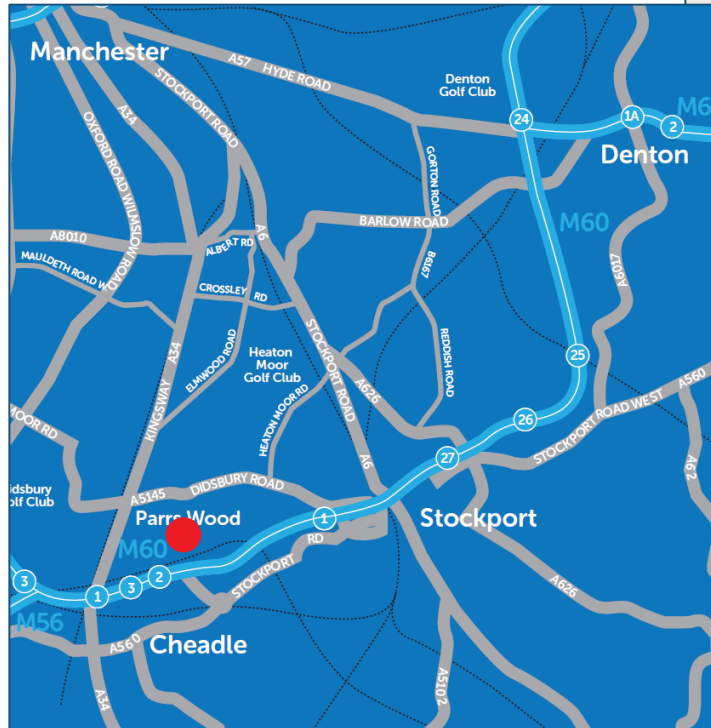
Rugby Park is accessed from the A5145 Didsbury Road, Station Road and in turn Vale Road.

Access to the national motorway network is provided by Junction 3 of the M60 2 miles to the south-west accessed via the A5145 and A34 Kingsway.

J1 / J3 of the M60 Motorway is located 2 miles to the east.

Manchester City Centre is approximately 6.5 miles to the north and Manchester International Airport is approximately 7 miles to the south-west.

There is an excellent train service providing services to Manchester Piccadilly and London Euston and the East Didsbury Metrolink tram stop is within ½ mile.



J1 / J3 M60 Motorway  
2 miles



Stockport Train Station  
2.5 miles



Stockport town centre  
3 miles



Manchester City Centre  
6.5 miles



Manchester International  
Airport – 7 miles

# DESCRIPTION

The property comprises a high-quality end terrace warehouse building with 2 storey office element. It is of steel frame construction incorporating a PVC coated steel mono-pitched roof and flat panel cladding to all elevations with 9 allocated car parking spaces.

The property has had a first floor mezzanine constructed which comprises additional offices and workspace.

The property offers the following specification:

## Warehouse

- Pitched roof with PVC roof lights
- Open plan accommodation warehouse
- One sliding up and over electric roller door
- Sodium lighting
- Eaves 5.06m to 8.84m
- 3 phase power

## Offices

- Two storey
- Combination of open plan and cellular
- Excellent quality fit-out
- Plastered, painted and carpeted throughout
- Air handling cassettes
- Heated via convactor heaters on the first floor
- 2 x kitchens / 2 x toilets and bathrooms
- CAT2 fluorescent strip lights throughout

## Additional Fit Out

The property has had the following works undertaken:

- Ground floor converted to workshop and offices
- 1<sup>st</sup> floor mezzanine implemented and fitted as offices and workspace
- Includes suspended ceiling and air conditioning



# TENANCY INFORMATION

## TENANT

**Costumes with Character Limited (Company Registration Number 03798725)** has a Dun & Bradstreet rating of C3.

They have been established for nearly 40 years, since 1985.

They have been in occupation of the subject property for 19 years, since it was built.

Costumes with Character Limited had a turnover in 2023 of £1,193,474 with a gross profit of £274,425.

Costumes with Character make Theme Park quality mascots which are shipped worldwide.

## TENANCY

The property is currently leased to Costumes with Characters Limited as follows:

Lease: Full repairing and insuring

Term: 10 years (extendable if required)

Expiration: May 2034

Break Clause: 5 years

Annual Rental: £60,000 per annum (payable monthly on the 1<sup>st</sup> of each calendar month)

Reinstatement: The tenant is responsible for the removal of the mezzanine at the end of the lease and a tenant's deposit will be held in an escrow account to cover the cost of reinstatement



# FURTHER INFORMATION

## ACCOMMODATION

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor	3,923	364.45
First Floor Original Offices	1,929	179.28
<b>Base Total</b>	<b>5,852</b>	<b>543.73</b>
Additional Mezzanine (tenant's fixture)	1,993	185.18
<b>Overall Total</b>	<b>7,845</b>	<b>728.91</b>

## TENURE

The site is held long leasehold via title number MAN46390 for a period of 999 years from 1<sup>st</sup> December 2005.

## VAT

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

## LEGAL / AGENCY COSTS

Each party will be responsible for their own legal / agency costs in relation to this transaction.

## PROPOSAL

Offers are sought in the region of £900,000 (Nine Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of circa 6.31%, after costs, which equates to £150 per sq ft.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all purchasers. Prospective purchasers will need to provide proof of funds, identity and residence.

## VIEWINGS AND OTHER ENQUIRIES

For further information, or if you would like to arrange to view the property, please contact:



**Rick Davies**  
07831 658804

[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

**Max Seed**  
07712 425189

[max@daviesharrison.com](mailto:max@daviesharrison.com)

### IMPORTANT NOTICE

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