

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

dh **DAVIES HARRISON**
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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 1st 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.

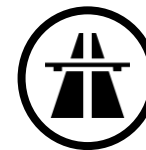
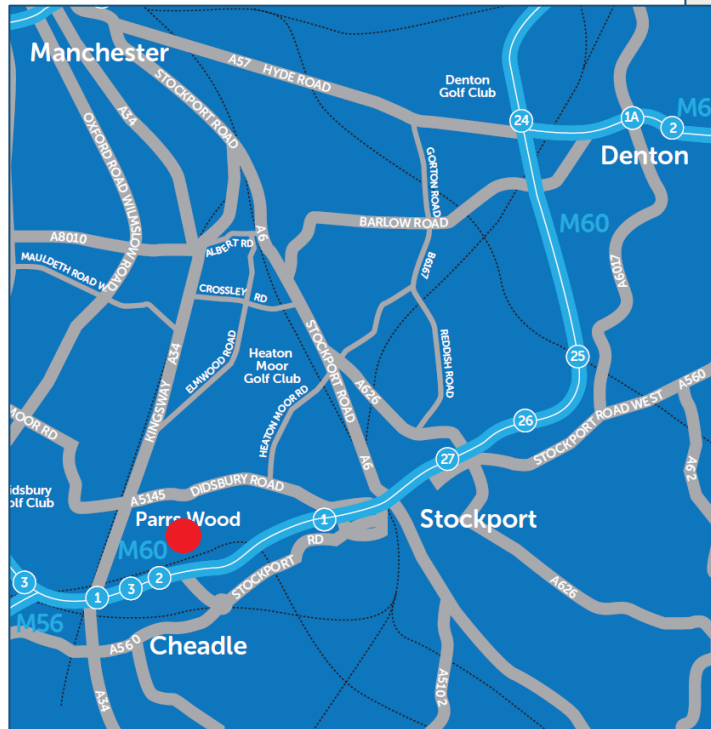
Rugby Park is accessed from the A5145 Didsbury Road, Station Road and in turn Vale Road.

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
- 1st 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 1st 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
Base Total	5,852	543.73
Additional Mezzanine (tenant's fixture)	1,993	185.18
Overall Total	7,845	728.91

TENURE

The site is held long leasehold via title number MAN46390 for a period of 999 years from 1st 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:



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. Aerial photography provided via Google Earth.

March 2025