

FOR SALE
REVERSIONARY INVESTMENT OPPORTUNITY
39,165 SQ FT (3,638 SQ M) ON A SITE AREA OF 2.81 ACRES



**EXPRESSWAY BUSINESS PARK, ST ASAPH ROAD,
BODELWYDDAN, CLWYD, LL18 5SQ**

INVESTMENT SUMMARY

- Located in an established industrial estate
- Self-contained industrial / warehouse and office facility totalling approximately 39,165 sq ft (3,638.6 sq m)
- Site area of approximately 2.81 acres (1.14 hectares)
- The property is leased to **Carlsberg Marston's Brewing Company** Ltd for a term of 35 years, expiring 18th September 2029
- The property has been sublet to Plastecowood until 17th September 2029
- Current annual rental of £150,000 per annum equates to a low passing rent of £3.83 per sq ft. Rent review outstanding.
- **Estimated rental value of £5.00 per sq ft**
- Offers are sought in the region of **£2,200,000 (Two Million, Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level reflects a Net Initial Yield of 6.41% after costs, and a reversionary yield of 8.37% after costs, which equates to £56.17 per sq ft.



LOCATION

The property is located within Expressway Business Park, approximately 1 mile to the west of Bodelwyddan town centre.

The unit has good access to the A55 North Wales Link Road via Junction 25. The A55 provides direct access to the UK's motorway network at Chester in the east and runs through to the Port of Holyhead in the west.



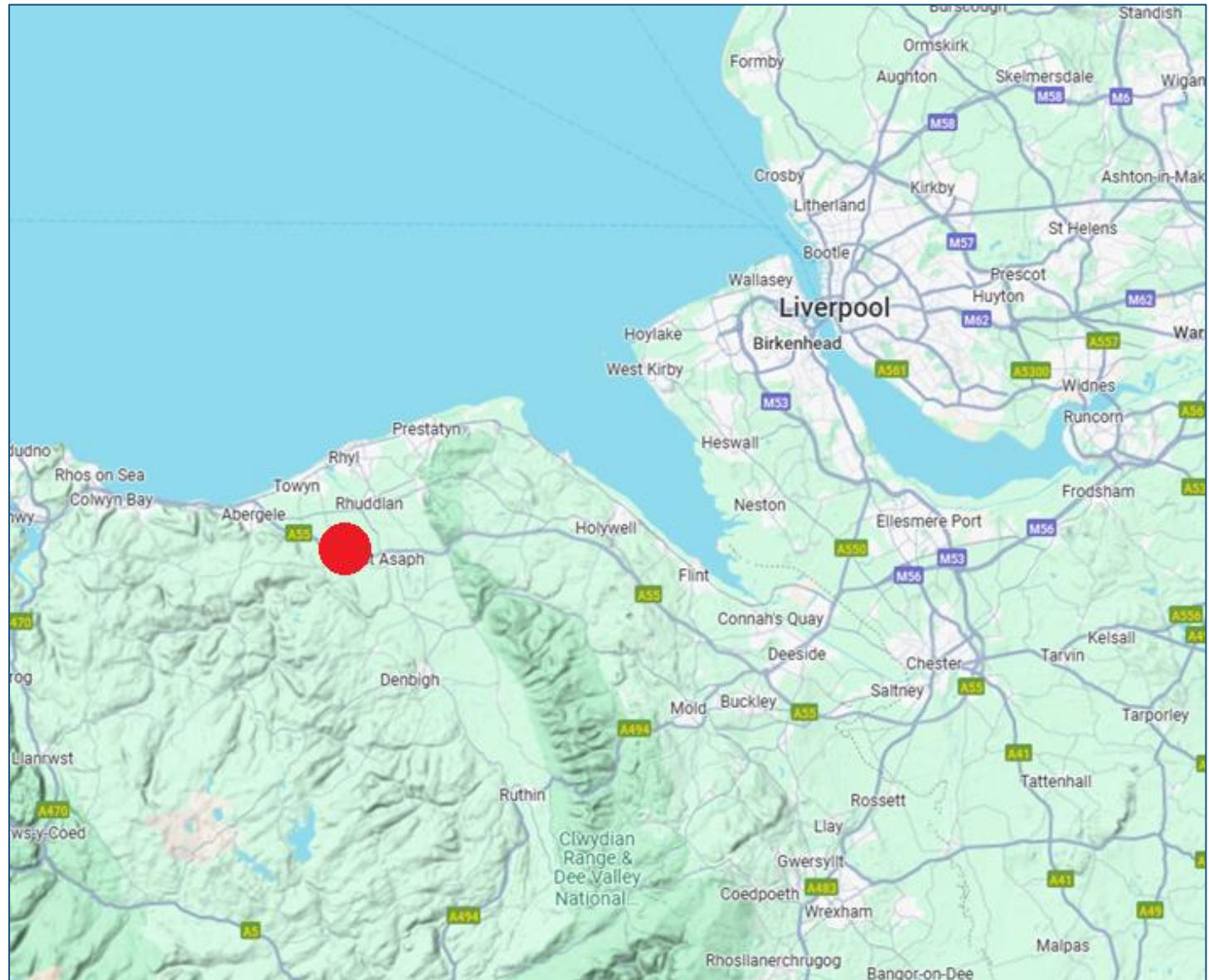
J25 A55
0.9 mile



M56 Motorway
28.5 miles



J11 M53 Motorway
31 miles



DESCRIPTION / ACCOMMODATION

Constructed in circa 1994, the property comprises the following specification:

- Detached industrial unit
- Steel portal frame construction
- Platisol coated profiled metal sheet roof system supported by metal purlins
- Open plan warehouse with an element which is open sided
- Insulated sectional and roller shutter goods doors are installed to the north, south and east elevations
- Integral two storey ancillary accommodation
- Office accommodation to ground and first floor
- Male and female WCs to both ground and first floor, accessible WC to the ground floor
- The site is secured by a combination of palisade and concrete post and wire fencing
- Car parking for approximately 50 cars

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	36,511	3,392.0
First Floor Office	2,654	246.6
Total	39,165	3,638.6
On A Site Area Of (Approx.)	2.81 acres	1.14 ha



TENANCY / COVENANT INFORMATION

HEADLEASE

The property is leased to Carlsberg Marston's Brewing Company Limited for a period of 35 years from 19th September 1994 (expiring 18th September 2029) on full repairing and insuring terms.

The current passing rental of £150,000 per annum equates to £3.84 per sq ft.

The rent is to be reviewed to "Current Market Rent" every fifth year of the term (the 2024 rent review is outstanding).



UNDERLEASE

Plastecowood Limited occupy the property by way of an underlease dated 17th May 2022 with an expiration of 17th September 2029.

The rent is to be reviewed on the 31st May 2023 (this is outstanding) and every third anniversary of that date.



COVENANT

We have obtained the following accounts information relating to the tenant:

Carlsberg Marston's Brewing Company Limited

Registered number: 00078439

	Y/E 31/12/2023	Y/E 31/12/2022	Y/E 31/12/2021
Turnover	£907,878,000	£775,170,000	£325,891,000
Gross Profit	£263,907,000	£226,759,000	£85,734,000
Total Shareholders Funds	£201,302,000	£213,516,000	£180,722,000
Net Worth	£112,070,000	£151,265,000	£180,722,000

GALLERY



FURTHER INFORMATION

EPC

The property has an EPC Rating of D.

A copy of the certificate is available upon request.

TENURE

The site is held freehold via title number WA732934.

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 **£2,200,000 (Two Million, Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 6.41% after costs, and a reversionary yield of 8.37% after costs, which equates to £56.17 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

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John Harrison

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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 for Google. Map provided via Google Maps. Building photography undertaken 20/07/2022.

June 2025