

FOR SALE

37,398 SQ FT (3,474 SQ M) ON A SITE AREA OF 2.122 ACRES

INDUSTRIAL INVESTMENT / OWNER OCCUPIER OPPORTUNITY



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**PCL BUILDING PRODUCTS LIMITED, CEMETERY WORKS,
CEMETERY ROAD, RADCLIFFE, MANCHESTER, M26 4ST**

INVESTMENT SUMMARY

- **Industrial Investment** let to **PCL Building Products Limited**
- Incorporated since February 2014
- Dun & Bradstreet rating of E3
- **FRI lease** from 18th October 2021
- **Unexpired term of 6 years**
- **Lease expiry 17th October 2031**
- **Vacant possession available within 12 months of purchase (via mutual option to break)**
- Current rent of **£102,844.50 per annum** (£2.75 per sq ft)
- **Estimated Rental Value of £4.50 per sq ft**
- **Long Leasehold** for a term of 999 years from 25th December 1973
- The property extends to **37,398 sq ft** on a **2.122 acre site**
- Located within close proximity to the M66 / M62 and M60 Motorways

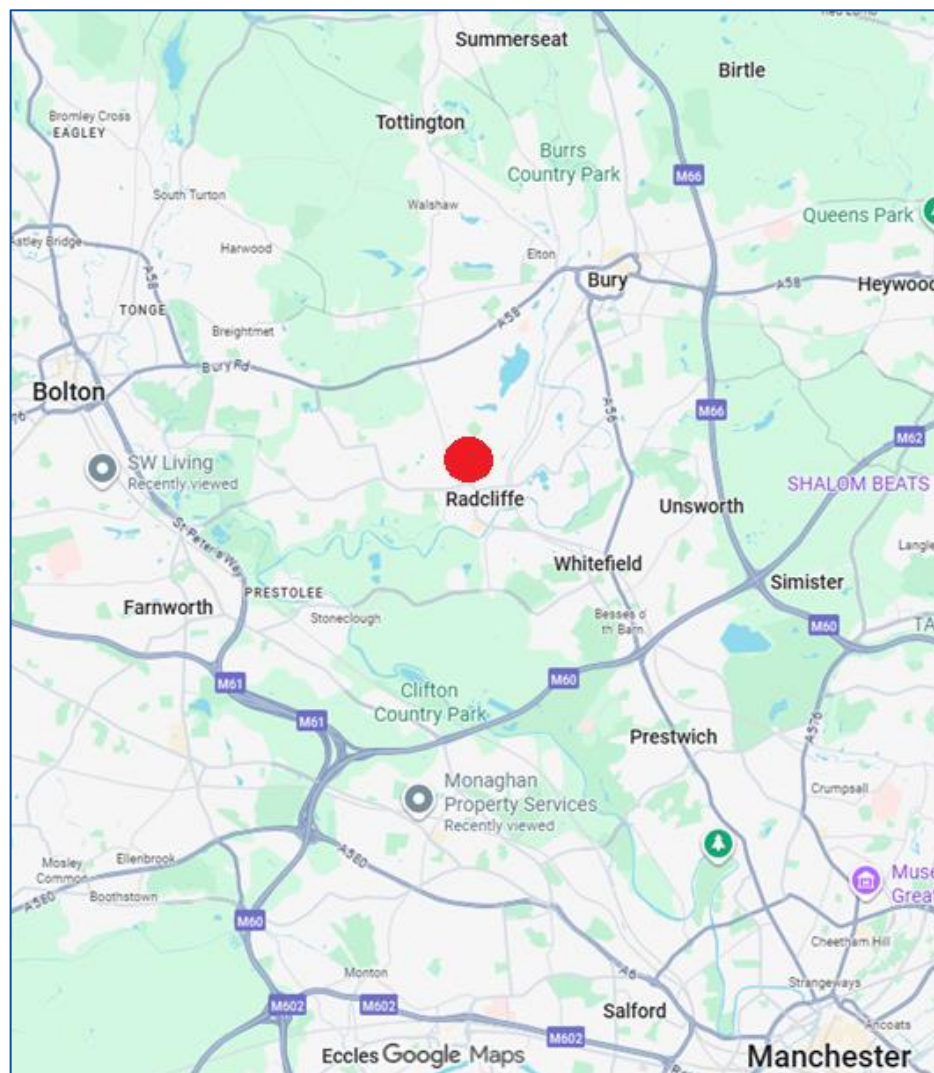
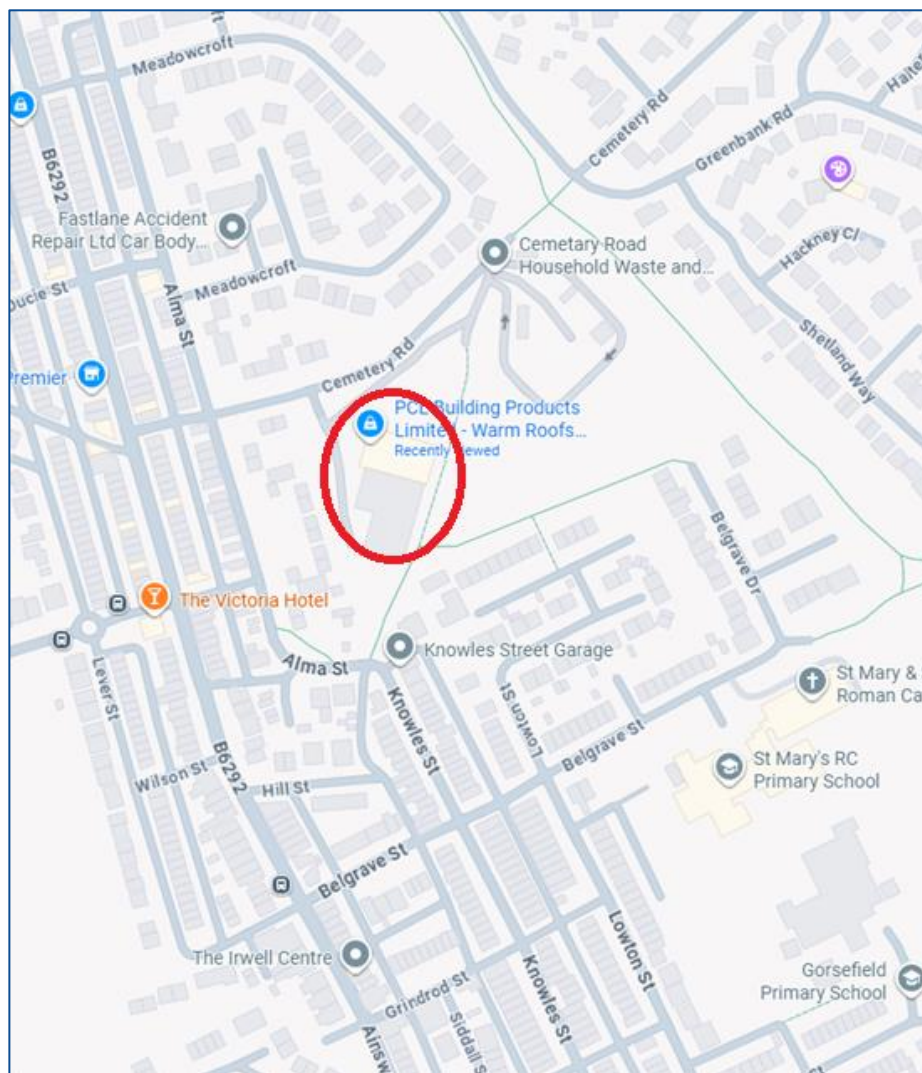


LOCATION

The property is located on Cemetery Road, within 1 mile of Radcliffe Town Centre.

Cemetery Road lies 1 mile from the A58 which provides direct access into Bury Town Centre, 3 miles to the north-west.

The property offers excellent transportation links being located within close proximity to the M66 / M62 and M60 Motorways.



DESCRIPTION / ACCOMMODATION

The property comprises a self-contained warehouse / workshop facility arranged in five bays situated on a self-contained secure site. The property benefits from a good-sized yard area and car parking with two separate gated entrances.

The specification includes:

Warehouse

- Open plan warehouse / workshop
- Minimum 6m eaves
- Good quality concrete floor
- Loading is via 2 x drive-in roller shutter doors and 4 x dock height loading doors
- Gas fired hot air blowers and Powermatic Ambirad heaters

Two-Storey Offices

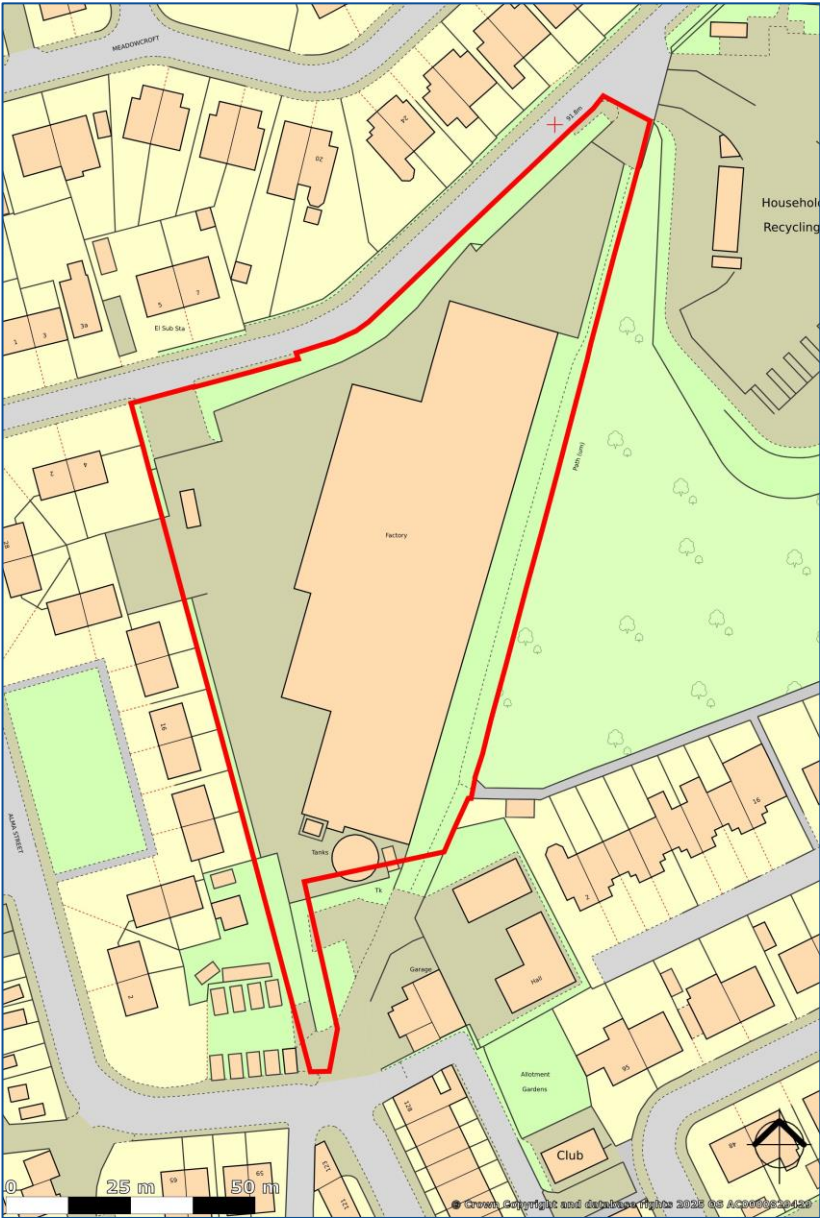
- Open plan and cellular space
- Air conditioned to part
- Carpeted throughout
- Suspended ceilings

External

- Substantial concrete / tarmac yard
- Fully fenced and gated

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

	Sq ft	Sq m
Warehouse	33,108	3,076
Two storey office accommodation	4,290	398
Total	37,398	3,474
Site Area	2.122 acres	0.859 ha



COVENANT / TENANCY INFORMATION

COVENANT

PCL Building Products Limited (Company Registration Number 08914079) has a Dun & Bradstreet rating of E3.



PCL Building Products is an established, family-run, innovative manufacturer and supplier of lightweight tiled conservatory roofs and Structured Insulated Panels (SIPs) for single-storey homed extensions and garden rooms.

They are partnered with Eurocell and currently install an approved hybrid version of their Equinox system on tiled roof projects.

	Y/E 20/04/2024	Y/E 30/04/2023	Y/E 30/04/2022
Turnover	Unreported	Unreported	Unreported
Gross Profit	Unreported	Unreported	Unreported
Equity Shareholders Funds	£65,481	£180,354	£236,256
Tangle Net Worth	£65,481	£180,354	£234,506

TENANCY

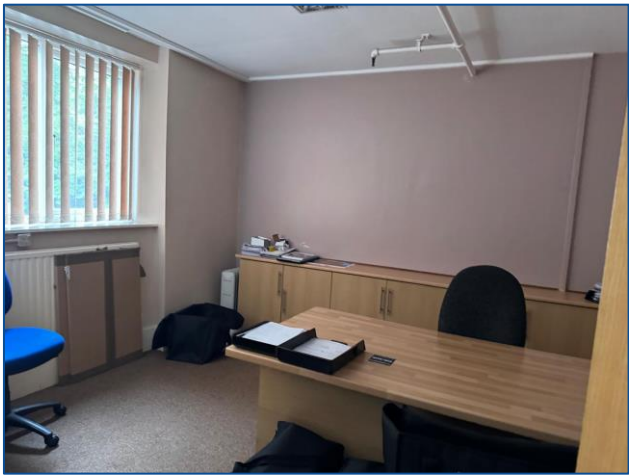
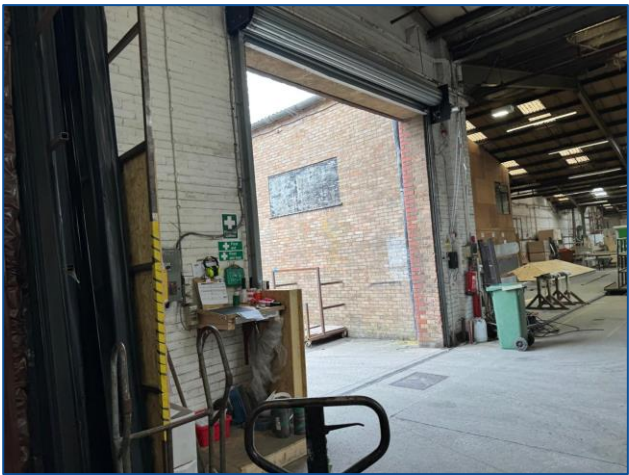
The building is leased to PCL Building Products Limited who extended their occupation by way of lease dated 18th October 2021 for a term of 10 years contracted outside the Security of Tenure Provisions of the LTA 1954.

The current annual rental of £102,844.50 per annum equates to £2.75 per sq ft.

There is a rent review due 18th October 2026 to the higher of the rent reserved immediately before the Review Date and the Market Rent at the Review Date.

There is a mutual option to break on or at any time after 18th October 2026 on giving not less than 12 months' prior written notice.

GALLERY



FURTHER INFORMATION

Services

We understand all mains services are available to the property including gas and electricity. The services have not been tested.

Energy Performance Certificate

The property has a current EPC Rating of 'D'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £109,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

Tenure

The property is held long leasehold via title number GM67928 for a term of 999 years from 25th December 1973. From the information we have reviewed, we believe the annual rental to be £2,000.

Terms

The property is available to purchase long leasehold as an investment.

Vacant possession can be provided within 12 months of purchase, subject to the serving of the landlord's break clause.

Price

Upon application.

VAT

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

Legal Costs

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

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 and identity and residence.

Further Information / Viewings

For further information, or to arrange a viewing, 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 given 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 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. Aerial image provided via Google / Google Earth.

October 2025