

# **FOR SALE**

**BOARDMAN INDUSTRIAL ESTATE, BOARDMAN ROAD, SWADLINCOTE, DERBYSHIRE, DE11 9DL** 

INVESTMENT 2,800 SqFt (260.12 SqM)

# **KEY FEATURES**

- MULTI-LET INDUSTRIAL INVESTMENT COMPRISING **FIVE UNITS**
- RENTAL INCOME £21,300 PER ANNUM
- SCOPE TO INCREASE TOTAL RENTAL
- OFFERS AROUND £325,000

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#### LOCATION

Boardman Industrial Estate is situated on Boardman Road, which is adjacent to one of the main arterial routes into Swadlincote. The property comprises a fully-let investment of five starter industrial units.

# **DESCRIPTION**

The estate comprises five self-contained starter units constructed of brick and block walls, concrete floors and mono-pitched roof including translucent roof lights. The units are self-contained with each having its own separate personnel access door.

The estate benefits from a shared service yard and parking area

## **ACCOMMODATION**

The property has been measured on a gross internal area basis in accordance with the RICS code of Measuring Practice (6th edition), and each unit comprises approximately 560 sq. ft (52.02 sq. m) providing total accommodation of approximately 2,800 sq. ft (260.12 sq. m).

## **PLANNING**

We understand that the property has the benefit of planning consent for Use Class B2 (General Industrial) and Use Class B8 (Storage and Distribution), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire District Council).

# **SERVICES**

We understand that mains electricity, water and drainage are connected to each unit.

# **BUSINESS RATES**

The units are listed on the Valuation Office website as having the following rateable values:

Unit 5 - £3,400 Unit 6 - £2,425

Unit 7 - £3,400

Units 8 & 9 - £4,350

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

#### **TENURE**

The subject property is available to purchase freehold, subject to the occupational tenancies:

- Unit 5 Let on a Tenancy at Will from 17th August 2023.

  Current rental £5,400 per annum, exclusive
- Unit 6 Let on a Tenancy at Will from 20th April 2012. Current rental £3,720 per annum, exclusive
- Unit 7 Let on a Tenancy at Will from 28th May 2017.

  Current rental £4,140 per annum, exclusive
- Unit 8 Let on a Tenancy at Will from 8th February 2013.

  Current rental £3,900 per annum, exclusive
- Unit 9 Let on a Tenancy at Will from 27th January 2016.

  Current rental £4,140 per annum, exclusive

# **PRICE**

Offers are invited in the region of £325,000.

## **VAT**

We are informed that VAT is not applicable on this transaction.

# **ENERGY PERFORMANCE CERTIFICATES**

Each unit has an EPC rating as follows:

Unit 5 - D (81)

Unit 6 - D (81)

Unit 7 - D (88)

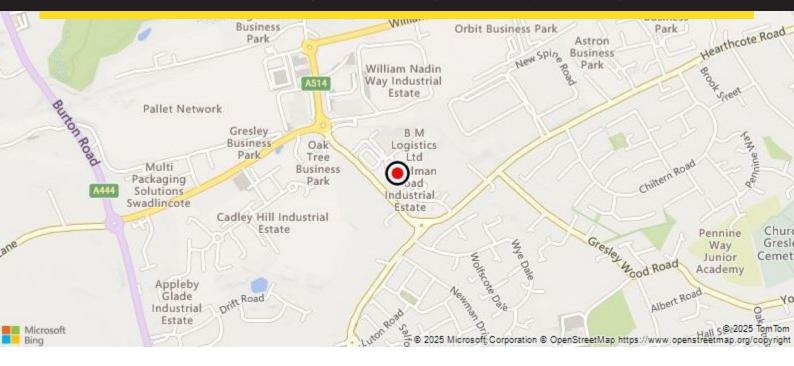
Unit 8 - C (75)

Unit 9 - D (86)

## **LEGAL COSTS**

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

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# **VIEWING**

By appointment with Rushton Hickman.



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