



FOR SALE – Industrial investment

GLOUCESTER - UNITS 13 TO 19 CHASE LANE INDUSTRIAL ESTATE, GL4 6PH



- Fully occupied freehold industrial opportunity.
- Total area – 484.95 sq m (5,220 sq ft).
- The quoting price of £420,000 equates to a capital value of approximately £80 per sq ft.
- Total rent being received of £30,519.88 per annum devalues to circa £5.85 per sq ft and there is good potential for rental growth.
- Situated just off Eastern Avenue with good access to the Motorway Network at Junctions 11, 11a and 12 of the M5 Motorway.

AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT



LOCATION

The premises are located off the A38 Gloucester Ring Road (Eastern Avenue) which, in turn, provides access to Junction 11 of the M5 motorway network, approximately 4 miles north east and Junction 12 approximately 3 miles south of the subject property. This is an established commercial location with occupiers in the immediate vicinity including Screwfix, Big Yellow, Howden Joinery and Homebase.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

DESCRIPTION

The premises comprise a terrace of industrial units of steel portal frame construction with part brick/part clad elevations under a fully clad roof. Each unit is self-contained and is accessed by a vehicular door or pedestrian door.

Externally, there is allocated parking in the yard to the front of the units.

PLANNING

The properties have been used for a range of light industrial, general industrial and storage uses (Classes B1, B2 and B8 of the Use Classes Order 1987).

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

TENANCIES

The units are fully occupied, however, formal lease agreements are not in place. The vendor has been arranging the buildings insurance and maintaining the exterior of the properties. The tenants are responsible for maintaining the interior of the properties and any running costs such as business rates and utilities.

ACCOMMODATION

The current rental income is set out below.

Unit	Sq M	Sq Ft	Rent per annum exclusive of VAT
13	136.8	1,473	£6,760
14	45.38	488	£3,680.04
15	61.32	660	£4,419.96
16	63.26	680	£3,900
17 & 18	125.06	1,346	£8,839.92
19	53.13	572	£2,919.96 (*)
Total	484.95	5,220	£30,519.88

Approximate gross internal areas.

(*) a concessionary rent was agreed for a related party.

EPC

EPCs are being prepared for the units.

RATES

The entries appearing on the Valuation Office website are as follows:

Unit	Rateable Value
13	£7,400
14	£3,950
15	£3,950
16	£4,350
17 & 18	£6,800
19	£4,350

TERMS

The property is offered freehold.

PRICE

£420,000.

VAT

The property is elected for VAT, however, it is proposed to treat the transaction as a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

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VIEWING

Strictly by prior arrangement with the agents.

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