

# **Sale & Leaseback Opportunity**

Kenmore Road, Wakefield 41 Industrial Park, West Yorkshire, WF2 0XE



# Investment Opportunity Size 13,217 sq ft (1,228 sq m)

- Modern Unit Close to Junction 41 M1
- Secure Site & Large Yard
- Rare Opportunity

# Investment Opportunity Size 13,217 sq ft (1,228 sq m)

#### Location

The subject property is located a short distance from Junction 41 of the M1 Motorway approximately 2 miles north of Wakefield city centre. Outwood 41 is an established industrial location providing excellent motorway access to the motorway network in the heart of Yorkshire.

### Description

The subject premises provide a single story steel portal framed detached industrial unit. The unit is surmounted by a single pitched profile clad roof.

Internally the unit provides offices and showroom with warehouse beyond. Externally the unit provides a generous yard currently used for storage and a loading area.

The site has a low site cover (24% coverage) with an approximate 0.5 acre additional yard potential for future expansion/development.

#### Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq m	Sq ft
Warehouse, Office &	1,012	10,890
Showroom		
Mezz	131	1,414
Extension	85	913
Total	1,228	13,217
Site Area (Approx)	1.15 acres	0.47 (h)

## **Terms**

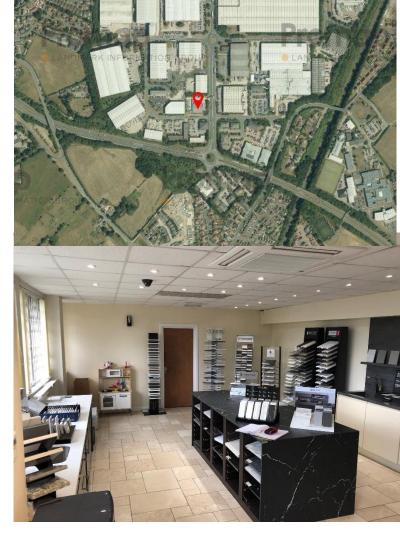
The property is to be let as follows on new lease terms based on the below once completed:-

- 10 year lease
- Rent £71,000 pa
- 5 year Break Option & 5 year open market review
- FRI Lease with Schedule of Condition
- Let to Roann Ltd Co Number 07177478

Seeking offers above £835,000 assuming purchasers' costs of 6.29% (Non TOGC Sale) which reflects a NIY of 8.00%.

#### **EPC Rating**

Available upon request.



#### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

# **Rateable Value**

Warehouse & Premises with a Rateable Value of £67,500 pa.

### **Further Information**

For further information please contact the sole agent, CPP.

**Ed Norris** 

T: 0114 270 9160 M: 07711 319 339

E: ed@cppartners.co.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.