



## High Quality Trade Counter Investment Size 5,005 sq ft (464.97 sq m)

- Modern Industrial Unit Let to Screwfix Direct Ltd
- Well Located Unit within Dinnington
- 10 Year Lease Until 9 November 2024

# High Quality Trade Counter Investment – For Sale

## Size 5,005 sq ft (464.97 sq m)

### Location

The property is located within the established Bentley Business Park, Carrera Court in Dinnington. The premises fronts Church Lane which can be easily accessed via Todwick Road (B6463) which provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South. The area has seen significant investment in recent times and an improvement in the access to Junction 31 of the M1.

### Description

Carrera Court provides a modern industrial estate of high quality business units. The subject property is an end of terrace unit of steel portal frame construction with steel profiled cladding. The property benefits from roller shutter door access and separate personnel access.

### Accommodation

We have measured the property to have the following gross internal area:

Description	Sq ft	Sq m
2 Carrera Court	5,005	464.97

### Lease

The property is let on a 10 year lease dated 10 November 2014, therefore lease expiry is 9 November 2024. Thus providing circa 3.8 years unexpired term.

Tenant – Screwfix Direct Ltd.

The current rent passing is £22,000 per annum exclusive. It is our opinion that the ERV for the subject unit is £42,500 per annum (£8.49 psf). The vendor shall top up the rent to this figure for the remainder of the term.

### EPC Rating

Available upon request.

### VAT

It is the intention that the sale shall be treated as a TOGC.

All figures quoted are subject to VAT at the prevailing rate where applicable. Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.



### Proposal

We are seeking offers in excess of **£670,000** reflecting a NIY of **6.03%** assuming purchasers costs of 5.23%.

The vendor will top up the rent to £42,500 per annum.

### Further Information

For further information, please contact the sole agents CPP:

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### Date of Particulars

February 2022



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