



Investment Summary

30,333 Sq Ft (2,818 Sq M)

- Well located industrial premises on the established Pen Mill Trading Estate
- Freehold
- 2 x units let to **Diamond Cut Refinishing Solutions Ltd**
- Passing rent of **£166,170 pa (£5.48 psf)**
- **WAULT 8 years** expiring in February 2033
- Offers in excess of **£1,800,000** reflecting a **NIY of 8.7%** and a **RY of 9.46%** and a **low capital value of £59 psf** assuming standard purchaser's costs of 6.22%

Investment for Sale

30,333 Sq Ft (2,817.94 Sq M)

Location

52 Buckland Road is located on Pen Mill Trading Estate which is strategically located in the thriving town of Yeovil, Somerset, providing excellent transport links and accessibility. Situated just off the A30, it offers easy access to both the A37 and A303, connecting it to key cities such as Bristol, Exeter, and London.

The estate is approximately 1 mile from Yeovil town centre and benefits from proximity to the town's main retail and commercial districts.

Description

52 Buckland Road comprises 2 x industrial units which were fully refurbished in 2022 including new roofs. Both units are of steel portal frame with profile metal sheet cladding incorporating translucent roof lights, extending to a total of 30,333 sq ft.

The main warehouse includes new single storey offices and welfare accommodation to the front, with a clear span warehouse beyond. The unit is accessed via 3 roller shutter doors, is lit with sodium lights with a minimum eaves height of 3.8m rising to 6m. The smaller warehouse provides a minimum eaves height of 4m and is accessed via 3 roller shutter doors to the main yard. The units have a shared gated entrance surrounded by a secure fenced parking to the front and a substantial secured yard to the rear.

The site extends to 1.56 acres.

Tenure

The property is held Freehold.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	21,905	2,034.97
Unit 2	8,428	782.96
TOTAL	30,333	2,817.94

Tenancy

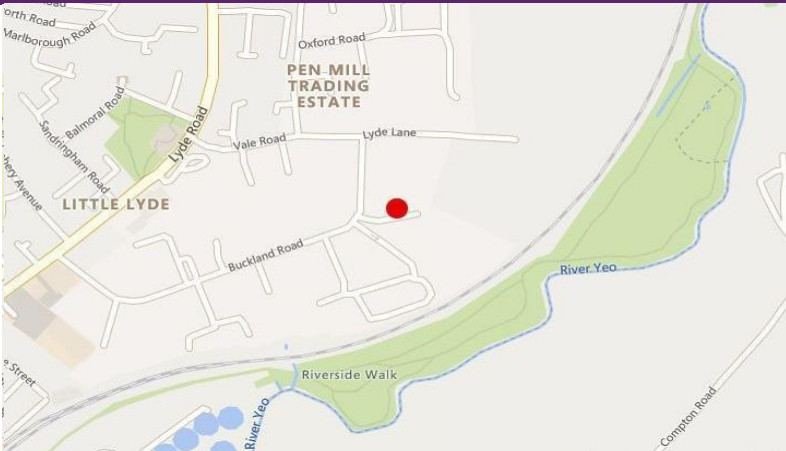
Both units are fully let to **Diamond Cut Refinishing Solutions Ltd**, trading as **Yeovil Car Magic**, with a passing rent of **£166,170 per annum (£5.48 psf)**.

The main unit is let on a new 10 year lease from 10 February 2023 with a passing rent of £120,000 per annum with the smaller unit also expiring 9 February 2033, with a passing rent of £46,170 per annum*. Both leases have OMR rent reviews in 2028. *Rent increases to £46,170 in July 2025 – to be topped up providing a **Total Rent £166,170 per annum**.

Tenant's Covenant

The tenant is a specialist in vehicle collision repairs.

They have a CreditSafe score of 59 B which represents a Low Risk of business failure.



VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of going concern (TOGC)

EPC Rating

EPC available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Proposal

We are instructed to seek offers in excess of **£1,800,000 (One Million Eight Hundred Thousand Pounds)** which reflects a **Net Initial Yield of 8.7%** and a **Reversionary Yield of 9.46%** and a **low capital value of £59 psf** assuming standard purchaser's costs of 6.22%

Further Information

For further information please contact the sole agents CPP

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