



COMMERCIAL PROPERTY PARTNERS

Investment For Sale
52 Buckland Road
Pen Mill Trading Estate
Yeovil
BA21 5HA



Investment Summary

30,333 Sq Ft

- Well located industrial premises on the established Pen Mill Trading Estate
- Freehold
- 2 x units let to **Diamond Cut Refinishing Solutions Ltd**
- Low passing rent of **£166,170 pa (£5.48 psf)**
- **WAULT 6.67 years** expiring in February 2033
- Offers in excess of **£1,565,000** reflecting a **NIY of 10%**, a **RY of 10.62%** and a **low capital value of £51 psf**, assuming purchaser's costs of 6.14%.

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30,333 Sq Ft

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 electric 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.

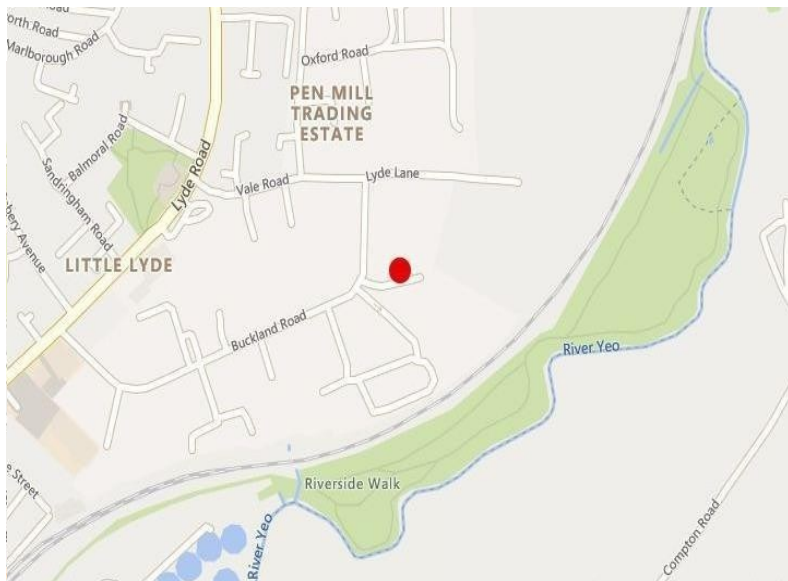
Accommodation

DESCRIPTION	SQ FT
Unit 1	21,905
Unit 2	8,428
TOTAL	30,333

Tenant's Covenant

The tenant is a specialist in insurance work for vehicle collision repairs.

Further information available on request.



Tenancy

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

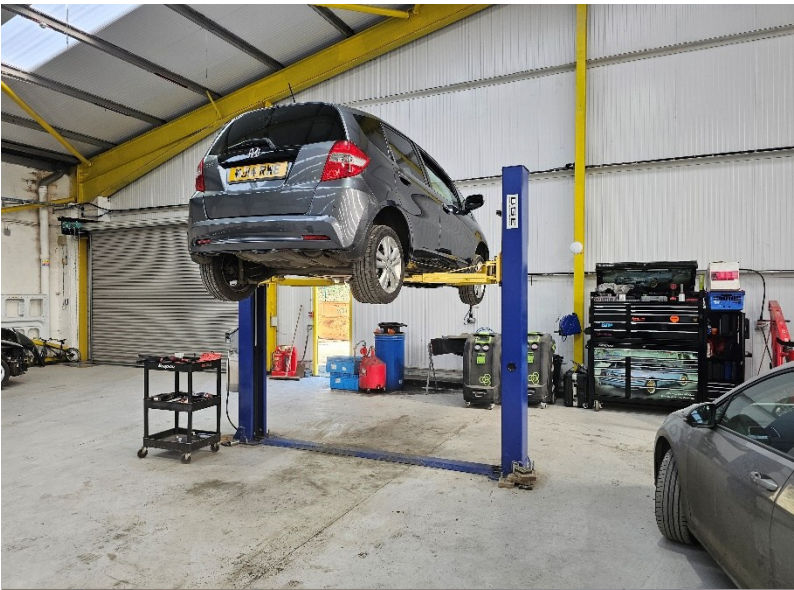
Their service centre comprises of MOT ramps up to class 7, scissor lifts and two post ramps which allow for over 200 repairs a month. There is a new MOT bay due to be installed later this year.

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. **Total Rent £166,170 per annum.**

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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 **£1,565,000 (One Million Five Hundred and Sixty Five Thousand Pounds)** which reflects a **Net Initial Yield of 10%** and a **Reversionary Yield of 10.63%** and a **low capital value of £51 psf** assuming standard purchaser's costs of 6.14%

Further Information

For further information please contact the sole agents CPP.

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