



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

LONG LEASEHOLD INDUSTRIAL INVESTMENT FOR SALE

Unit 3, Bolton Lane,
Bradford, BD2 1AF

INVESTMENT SUMMARY

- Well located trade park estate in a roadside position on Bolton Lane, just off the A6177 ring road.
- 125 year lease of the whole estate from 1985 with a ground rent of £1,625 p.a.
- Ground lease on units 1, 2 and 4 for 125 years from 1985 at a ground rent of £406.25 per unit. Total ground rent of £1,218.75 p.a.
- Occupational lease of unit 3 for 10 years from October 2015 at a rent of £8,750 p.a to the strong covenant of J.P McDougall and Co trading as Dulux Decorating Centre.
- Net rental of £8,343.75 p.a.
- Offers in excess of £105,000 reflecting a net initial yield of 8%.

Location

Unit 3, Bolton Lane is a well located trade park estate less than 2 miles from Bradford City Centre and just off the A6177 ring road. Its location provides easy access to the Harrogate road and north Bradford.

Description

The development consists of 4 small industrial/trade units situated in a roadside position on Bolton Lane and ranging from 1,000 to 2,000 sq ft. Each unit benefits from a concrete yard and tarmac surfaced car parking spaces.

The units are of steel portal frame construction and clad in PVC steel sheet cladding with full height roller shutter doors and front entrance, providing mid quality industrial/trade counter units.

Unit 3 is located in the middle of the building, easily visible from Bolton Lane.

Tenure

Unit 3 is for sale on a long leasehold basis with an occupational lease with expiry in 2025 and a rental of £8,750 p.a.

Units 1, 2 and 4 are for sale on the basis of a ground lease of 125 years from 1985 at a ground rent of £406.25 p.a. per unit. The total ground rent for all 3 units is £1,218.75 p.a.

The estate is for sale on a long leasehold basis of 125 years from 1985 and on a ground rent of £1,625 p.a.

Accommodation

UNIT 3: 1,249 sq ft (GIA)

Energy Performance Certificate

Unit 3 has an EPC rating of D

Tenancy

Unit 3 is let in accordance with the following tenancy schedule:

Tenant	Lease Start Date	Term	Review Date	Rent
J P McDougall and Co. Limited	19.10.2015	10 Years	19.10.2020 (to OMV)	£8,750 p.a

Covenant Strength

Tenant	Experian Score	Date	Turnover	Net Profit
J P McDougall and Co. Limited	49/100	Date Dec 2019	£185 M	£5.7 M

Proposal

Offers are invited in excess of £105,000 reflecting a net initial yield of 7.8% after costs on the net rental figure of £8,343.75.

VAT

The property is elected for VAT and VAT will be chargeable on the purchase price, however it is anticipated that the sale will take place by way of a transfer of a going concern (TOGC).