



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

PRIME LONG LEASEHOLD TRADE COUNTER INVESTMENT

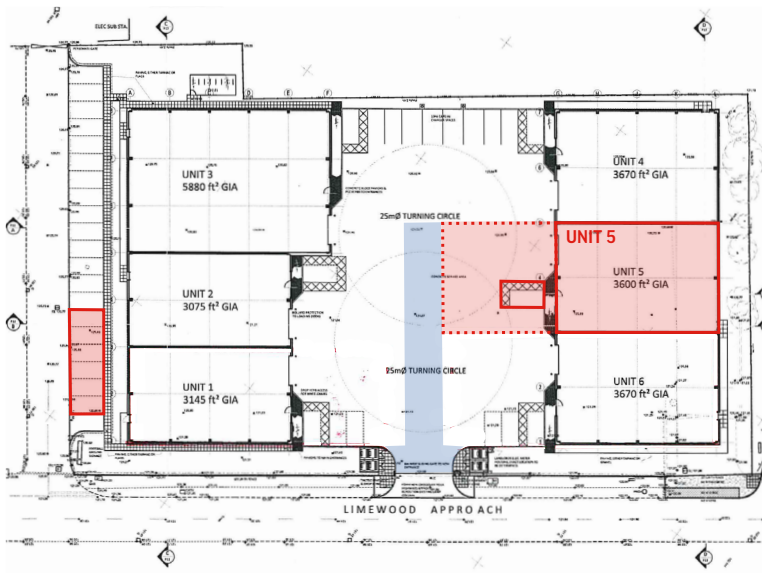
UNIT 5, LIMWOOD PARK,
LIMWOOD APPROACH, LEEDS, LS14 1NH



INVESTMENT SUMMARY

- Well located industrial unit fronting Limewood Approach just off the A6120 Leeds Ring Road.
- A recently completed modern industrial/Trade Park estate comprising 6 units.
- Let on 9 year lease from June 2021 with Tenants break options at years 3 and 6.
- Good Covent strength with the Tenant Premier Pipework Ltd having an Experian Score 80/100.
- Commencing rental of £36,250 pa.
- Offers in excess of £505,000 reflecting a net initial yield of 6.75% after graduated purchasers costs.

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LOCATION

Limewood Park is a superbly located development just 5 miles east of Leeds City Centre and 5 miles west of junction 44 of the A1 (M) in Seacroft. This location provides easy access to north Leeds and the wider City. The development is highly visible from the Leeds Outer Ring Road (A6120) close to its junction with the A64.

DESCRIPTION

Limewood Park is a courtyard development of 6 small industrial/Trade Counter units ranging from 3,000 to 6,000 sq ft fronting Limewood Approach each of the units benefitting from a concrete surfaced yard and tarmac surfaced car parking spaces.

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

Other occupiers on the estate include Tool Station and Easy Bathrooms, Unit 5 being adjacent to the Easy Bathrooms unit.

TENURE

The property is for sale on the basis of a new ground lease with expiry in 2125 at a rental of £500 pa. The ground rent will be reviewable in 2033, then 25 yearly to RPI in line with the head lease.

The ground leases will be subject to a service charge which is reflected in the occupational leases.

ACCOMMODATION

UNIT 5 - 3,600 sq ft (GIA)

ENERGY PERFORMANCE CERTIFICATES

The unit has the following EPC :-

UNIT 5 - B (26)

UNITS 6, 5 and 4



TENANCY

The property is let in accordance with the attached tenancy schedule:-

TENANT	LEASE START DATE	TERM	REVIEW DATE	BREAK CLAUSE	RENT
Unit 5 Premier Pipework Ltd Company No: 03660244	June 2021	9 years on an FRI basis.	3rd and 6th anniversaries (to OMV)	at the 3rd and 6th anniversaries with 6 months' notice.	£36,250 pa

PROPOSAL

Offers are invited in excess of £505,000 reflecting a net initial yield of 6.75% after graduated purchasers costs. Based on the net rental of £35,750 p.a.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide documentation to comply with Anti Money Laundering Legislation.

VAT

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

SUBJECT TO CONTRACT



UNITS 1, 2 and 3



UNITS 6, 5 and 4

AWS

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VIEWING

By appointment with the sole agent :

AWS , **Kevin Surplice** Tel: 0113 235 1362 E: kevin@awsltd.co.uk

MISREPRESENTATION ACT

AWS Ltd for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd has any authority to make or give any representation or warranty whatever in relation to the property.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.