

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# HIGH YIELDING INDUSTRIAL INVESTMENT

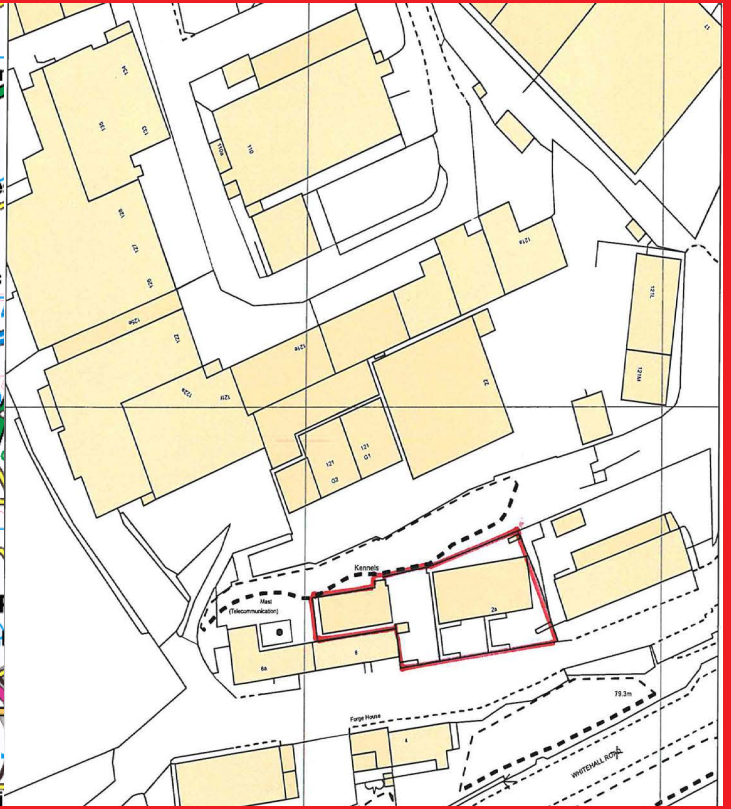
UNITS 2A, 2B & 2C,  
WHITEHALL ROAD INDUSTRIAL ESTATE, LEEDS, LS12 5JB



## INVESTMENT SUMMARY

- Well located multi-let estate
- 3 self contained industrial units with security fenced compounds
- Fully let
- Offers in excess of £450,000
- Net initial yield 8%
- Capital value £86 psf

[www.awsltd.co.uk](http://www.awsltd.co.uk)



## LOCATION

Whitehall Road Industrial Estate is a long established and popular industrial location situated to the south west of Leeds City Centre benefitting from access to central and suburban Leeds as well as the regions motorway network.

The units are located at the front of the estate with immediate access to Whitehall Road.

## DESCRIPTION

The investment comprises 3 units made up of a pair of semi-detached units and one detached unit.

The buildings are high quality modern industrial units of steel portal frame construction clad in PVC coated profile steel sheet.

The roofs are of PVC coated profile steel sheet with roof lights.

Externally, each unit has a concrete surfaced yard area enclosed with 2m high palisade fencing and security gates.

Access to the units is via a privately owned estate road leading to Whitehall Road.

## TENURE

The property is for sale freehold.

## ACCOMMODATION

The properties provide a total floor area of 5,237 sq ft with the individual units ranging from 1,625 to 1,987 sq ft as detailed in the tenancy schedule.

## TENANCY DETAILS

UNIT	AREA SQ FT	TENANT	LEASE	BREAK	REVIEW	CURRENT RENT	RENT PSF
2A	1,625	T C Motors	7 yrs 01.12.17 to 30.11.24		01.12.20	£11,500	£7.08
2B	1,625	B & K Systems	9 yrs 03.06.15 to 03.06.24	04.06.21		£11,950	£7.35
2C	1,987	K9 Hub Ltd	9 yrs 28.04.15 to 27.04.24	27.04.21		£14,400	£7.25
<b>TOTAL</b>	<b>5,237</b>					<b>£37,850</b>	

## PROPOSAL

Offers are invited in excess of £450,000 which reflects a net initial yield of 8.3% after graduated purchasers costs and reflects a low capital value of £86 psf.

## 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 the transfer of a going concern (TOGC).

## ENERGY PERFORMANCE CERTIFICATES

Copies of the EPC's are available upon request.

The units have the following EPC Ratings: -

2A – D85  
2B – C64  
2C – E106

## ANTI MONEY LAUNDERING

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

## SUBJECT TO CONTRACT



## VIEWING

Strictly by appointment only with the sole agents, AWS Ltd - contact **Kevin Surplice** on **0113 235 1362**

### MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

### 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.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.