



For Sale – Investment Opportunity **BERRYS**

Upton Mill | Upton Lane | Shifnal | Shropshire | TF11 8NZ

berrysuk.com

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Features

- Multi-let industrial estate comprising 11 units, providing a total of 42,578 sq ft on a site of 1.8 acres
- Unit sizes ranging from 1,700 – 18,000 sq ft
- Residential development potential (Subject to Planning)
- Offers in excess of **£2,600,000 (two million six hundred thousand pounds)** subject to contract and exclusive of VAT for our client's freehold interest.
- A purchase at this level represents a low capital value of £61 per sq ft.
- Available with vacant possession or income producing via a sale and leaseback.
- Potential for a Gross Yield of 8.81% on completion of a purchase subject to leasing a single vacant unit.

Description

The property comprises a well-positioned self-contained industrial/warehouse site with an office building on a secure site of approximately 1.8 acres (0.73 hectares). The property is currently let on short-term arrangements, which can be formalised upon purchase. If the purchaser prefers the site with vacant possession, this can be arranged.

Location

The property is located on Upton Lane off Stanton Road and the A464 approximately 3 miles from Junctions 4 and 5 of the M54. The site is approximately 6 miles to the east of Telford, 13 miles to the north-west of Wolverhampton, and 39 miles north-west of Birmingham. Shifnal is within a short drive and has direct rail services to Birmingham and Shrewsbury.



Accommodation Schedule

The site comprises 10 commercial units and one office building with the approximate floor areas below:

	Sq. M	Sq. Ft
Unit 1	611	6,577
Unit 2	165	1,776
Unit 3	161	1,733
Unit 4	620	6,674
Unit 5	195	2,099
Unit 6	175	1,884
Unit 7	242	2,605
Units 8, 9 and 10	1672	17,998
Office Building	114	1,232
Total	3,995	42,578

Tenancy

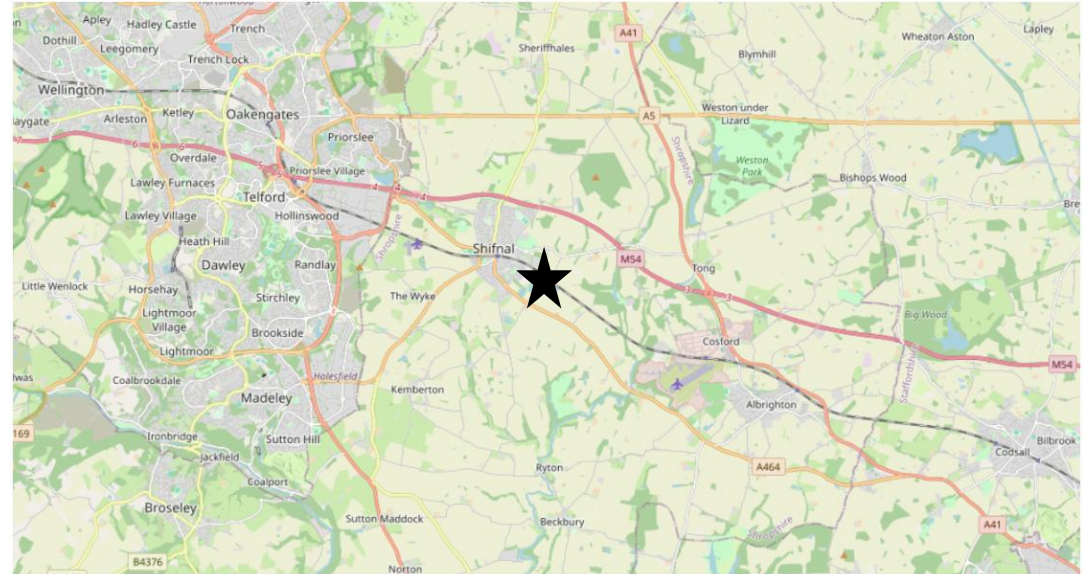
The Estate is currently leased as follows, with more information available upon request

	Sq. Ft	Annual Rent	Rent psf
Unit 1*	6,577	48,000	£7.30
Unit 2	1,776	£6,000	£3.37
Unit 3	1,733	£6,000	£3.46
Unit 4	6,674	£43,200	£6.47
Unit 5	2,099	£18,00	£8.57
Unit 6	1,884	£12,000	£6.36
Unit 7	2,605	£18,000	£6.91
Units 8, 9 and 10	17,998	£96,000	£5.33
Office Building	1,232	£0	£0
Total ex Office	41,346	£229,200	£5.54

*Unit 1 is currently vacant, so this assumes the property is fully let.

EPCs

- The office building has an EPC rating F-148.
- The industrial/warehouse units are classified as low energy buildings and do not require EPCs.



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Tenure

Freehold

Title Numbers

SL172590, SL172356, SL215437

Services

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor, contractor, or solicitor.

Use Classes

We understand the site has an established commercial use but interested parties should rely on their own investigations.

VAT

All prices quoted are exclusive of VAT, which may be chargeable at the prevailing rate. The sale could be treated as a TOGC.

Legal Costs

Each party will be responsible for their own legal costs.

AML

In accordance with current Anti-Money Laundering regulations, the selling agents are required to carry out due diligence checks on all prospective purchasers.

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

Ref: SQ39320

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