

FOR SALE - INCOME PRODUCING INDUSTRIAL/WAREHOUSE UNIT

UNIT 1-2 BROOKES TRADING ESTATE, LYON ROAD, ROMFORD,
ESSEX, RM1 2BA
4,490 SQ.FT (417.13 M²)



Key Features

- Secure income stream
- 7.03% gross yield at the asking
- 4.3m minimum eves
- 3 phase power (untested)
- Electric roller shutters

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

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Location

The property is situated at the end of Lyon Road, which is accessed via South Street, which connects directly to the Romford Ring Road, a short distance from the A13 or A127 Trunk Road.

Accommodation

Brick built, interlinking warehouse with front forecourt for parking/loading/unloading. The unit is arranged over ground floor and mezzanine floor, with accommodation comprising of production area, cold storage, blast freezers, offices, and staff facilities (WC's and changing rooms). Approximate Gross Internal Area (GIA) is as follows:

Ground Floor	3,980 sq.ft (369.75 m ²)
Mezzanine	510 sq.ft (47.38 m ²)
Total	4,490 sq.ft (417.13 m ²)

Lease Terms

The property is let on a Full Repairing and Insuring (FRI) lease from 2019 between the Landlord and Limited Company with a personal guarantor for a term of 12 years with a break clause at the 6th anniversary of the term. The lease is within the provisions of the Landlord and Tenant Act governing Security of Tenure, and has provisions for upward only rent reviews to market level every 3 years. The current rent passing is £50,250.00 per annum exclusive of all outgoings. In addition, the Tenant pays the sum of £13,000.00 per annum to use an industrial boiler that the Landlord has provided within the property.

Price

Offers are sought in the region of £900,000.00 for the freehold interest with the benefit of the current tenancy in place.

Rates

Rateable Value Unit 1	£10,250
Rates Payable Unit 1	£5115
Rateable Value Unit 2	£13,000
Rates Payable Unit 2	£6,487

VAT

VAT may be applicable in respect of this property. Further details are available on request.

Service Charge

A service charge may be applicable in respect of this transaction. Further details are available on request.

Energy Performance Asset Rating

D **90** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.