

# MULTI-LET TRADE COUNTER INVESTMENT

WITH REVERSIONARY UPLIFT POTENTIAL\*



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## Low Mills Road, Lower Wortley, Leeds, LS12 4UY

- 26,535 sq ft (2,465.18 sq m)
- Guide Price of £1.8m
- Reflecting 7.02% NIY after purchaser's costs of 5.72%





## LOCATION

The property enjoys visibility from the A6110 outer ring road, set within an established trade counter area, with Leeds City Centre in close proximity and J.1 of the M621 only a 5 minute drive away.

## DESCRIPTION

The premises comprise four industrial / trade counter units arranged in a single terrace with external storage to the rear and sides and parking to the front of each. Providing a total of approximately 26,535 sq ft of industrial and ancillary office accommodation.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## OPPORTUNITY

The premises are available freehold subject to the current occupational leases detailed herein and providing a net rent receivable of £133,500 per annum.

Guide price of £1.8m reflecting 7.02% Net Initial Yield after purchaser's costs at 5.72% and a low price of £67.83 per sq ft.

## CONTACT

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Subject to Contract

## Tenancy Information

Unit No	Tenant	Size (sq ft)	Rental pa	Rent psf	Lease	Estimated Rental Value (Post Refurbishment)
1	Wide Wings Tiles Limited (newco)	6,729	£32,500	£4.83	New 5 year lease from 7.6.19 with mutual break at year 3. Rental deposit of £8,125. No RR. SOC attached.	£35,327 (£5.25 per sq ft)
2	City Plumbing Supplies Holdings Limited	6,517	£31,000	£4.76	Lease start 1.6.2016, expiry 31.5.24. Open market RR 31.5.19 not implemented. Break 1.6.20** FRI with No SOC	£34,214 (£5.25 per sq ft)
3&4	Ashtead Plant Hire Company Limited	13,289	£70,000	£5.27	10 year lease from 30.8.16 expiring 29.8.26. Break 30.8.21. FRI with SOC attached. Open market RR Aug 30.8.21	£75,083 (£5.65 per sq ft)
	<b>TOTALS</b>	<b>26,535</b>	<b>£133,500</b>	<b>£5.38</b>		<b>£142,847 (£5.38 per sq ft)</b>

### Units 1-4 Low Mills Road, Lower Wortley, Leeds, LS12 4UY

- Reversionary asset post refurbishment to approx. £142,847 per annum
- WAULT approx. 2 years
- Current income receivable £133,500 per annum
- \*\* City Plumbing Supplies Holdings have suggested they will remove their break clause in June 2020 in return for 5 months rent free