

55 – 58 BRINDLEY ROAD

ASTMOOR INDUSTRIAL ESTATE | RUNCORN | WA7 1PF

B8
REAL ESTATE



HIGH YIELDING MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY



INVESTMENT SUMMARY

- ▶ Excellent opportunity to acquire a high yielding multi-let industrial investment.
- ▶ Prime industrial location, forming part of Astmoor Industrial Estate, Runcorn, which offers approximately 2.3m sq ft of primarily industrial accommodation, across an area of 195 acres.
- ▶ Two comprehensively refurbished industrial units on a secure, self-contained site.
- ▶ Total floor area of **46,389 sq ft** (20,798 sq ft and 25,591 sq ft).
- ▶ Fully let to two separate tenants.
- ▶ Low rent of **£171,516 pa (£3.70 psf)** with excellent scope for reversion.
- ▶ **Freehold**
- ▶ We are instructed to seek offers in excess of **£2,080,000 (Two Million and Eighty Thousand Pounds)**, subject to contract and exclusive of VAT.
- ▶ A purchase at this level will reflect an attractive net initial yield of **7.75%** (assuming purchaser's costs of 6.30%) and a reversionary yield of **9.15%**.
- ▶ Low capital value of **£44.83 per sq ft**.

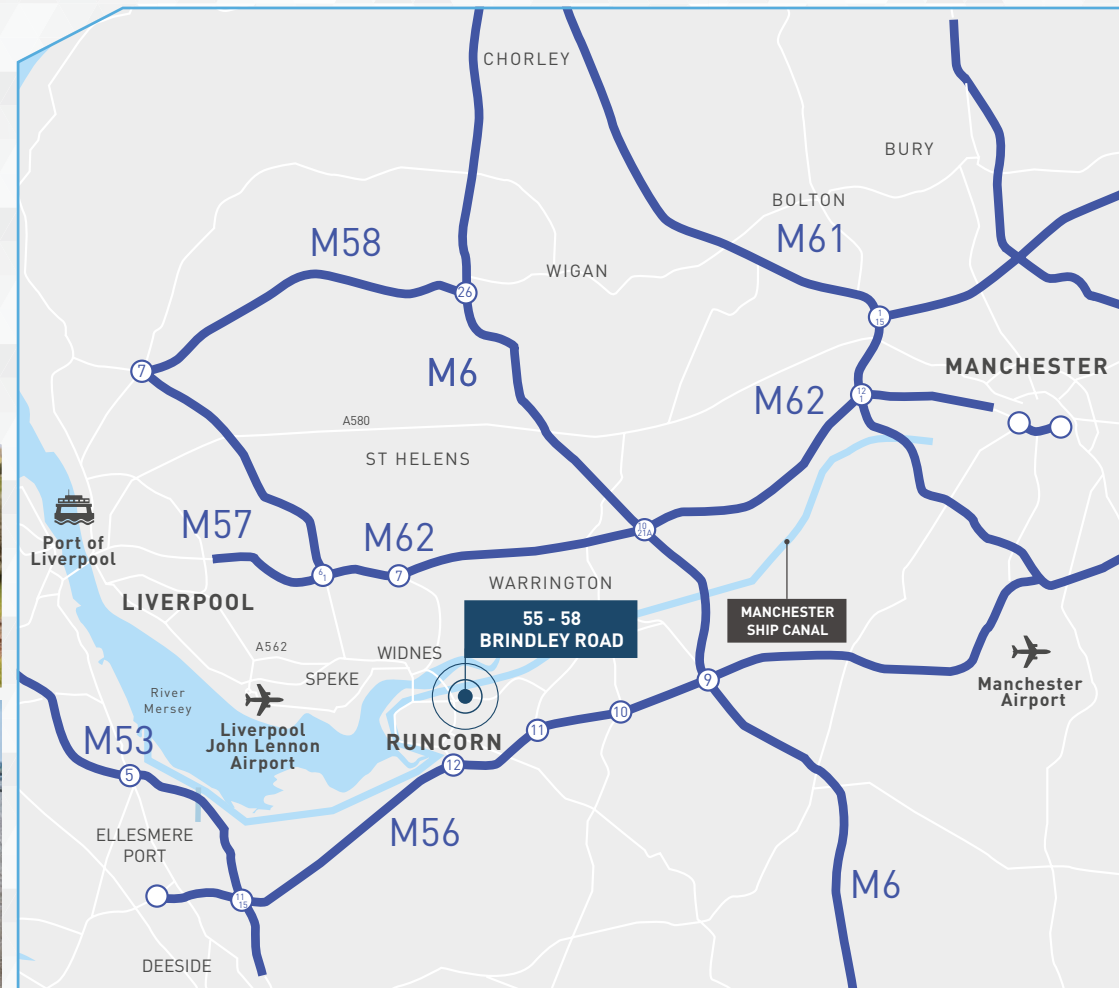


LOCATION

Runcorn is situated in the North West of England in the Borough of Halton and County of Cheshire. The town is located approximately 9 miles West of Warrington, 13 miles South East of Liverpool, 18 miles North East of Chester and 26 miles South West of Manchester.

The town benefits from excellent transport communications with J7 of the M62 approximately 6 miles to the North and J11 and J12 of the M56 being approximately 2 miles to the South. Runcorn mainline railway station provides frequent services to both Liverpool and London (Euston) with a journey time of approximately 2 hours. Manchester and Liverpool Airports are within 30 and 15 minutes' drive respectively.

Runcorn has a resident population of 60,000 persons and district population of 120,000. The town is a successful and prosperous area and is recognised as one of the main commercial locations of Cheshire.



SITUATION

The property is situated on the established Astmoor Industrial Estate, which comprises approximately 2.3M sq ft of primarily industrial accommodation, across an area of 195 acres. The industrial area is served by the A558 (Daresbury Expressway) which provides quick and easy access to both J11 and J12 of the M56 motorway.

Astmoor, combined with neighbouring Manor Park, has been extremely successful in attracting blue chip occupiers including Eddie Stobart, DHL/NHS, AAK Foods, Lidl, UK Mail, Howdens Joinery, Rehau and Fresenius amongst others.

Astmoor has been further enhanced by the recent completion of the Mersey Gateway, a new 6 lane toll bridge over the River Mersey between the towns of Runcorn and Widnes. This provides a valuable and fast link between the M56 & M62 Motorways and also from Widnes/Runcorn to Speke/South Liverpool. The southern junction onto this bridge is situated immediately to the south east of the subject property.

The industrial area also benefits from dedicated public transport facilities with extensive and exclusive bus routes and is only 2 miles from the 3MG Mersey Multimodal Gateway hub for rail, road and sea logistics.

The subject property is situated in a prominent corner pitch, fronting onto the Brindley Road, which connects with Astmoor Road, the main arterial route running through the Astmoor Industrial Area.



APPROXIMATE TRAVEL TIMES (IN MINUTES)

Runcorn Train Station	5
Junction 11 M56	5 mins
Junction 12 M56	7
Liverpool Airport	15
Liverpool City Centre	19
Manchester Airport	25
Port of Liverpool	31
Chester City Centre	31
Liverpool City Centre	19
Manchester City Centre	43

DESCRIPTION

The property comprises two adjoining industrial warehouses which have been comprehensively refurbished and provide the following specification:

- ▶ Steel frame construction.
- ▶ Metal roofs incorporating translucent roof lights
- ▶ New LED lighting throughout
- ▶ Eaves height of 3.65m - 3.85m (to underside of haunch)
- ▶ 3 level access loading doors to Unit 55 / 56
- ▶ 3 level access loading doors to Unit 57 / 58
- ▶ Single storey office accommodation to each unit
- ▶ Each unit benefits from a secure, self-contained concrete service yard to two elevations.

The property is situated on a secure, fully fenced site, with each unit benefitting from gated access from Brindley Road.

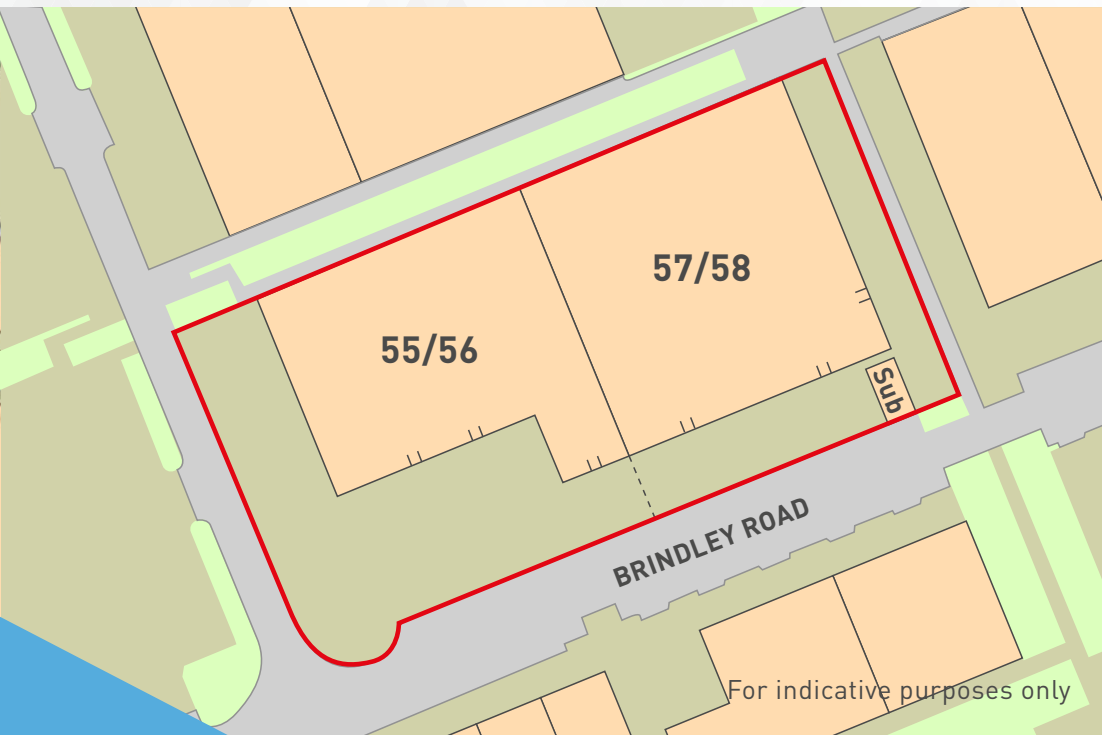
THE PROPERTIES HAVE BEEN COMPREHENSIVELY REFURBISHED INCLUDING A NEW ROOF COVERING BENEFITTING FROM A 10 YEAR MANUFACTURER'S WARRANTY

ACCOMMODATION

The accommodation has been measured on a gross internal basis and in accordance with the RICS code of measuring practice (6th Edition) and provides the following floor areas:

UNIT	GIA (sq ft)	GIA (sq m)
55 – 56	20,798	1,931.36
57 – 58	25,591	2,377.48
TOTAL	46,389	4,308.84

The property is situated on a total site area of 1.84 acres (0.74 ha).



TENANCY

The property is let in accordance with the following tenancy schedule:

UNIT	SIZE	TENANT	LEASE START	LEASE END	TENANT BREAK	RENT REVIEW	RENT (£PA)	RENT (£PSF)	ERV (£PA)	ERV (£PSF)	COMMENT
55/56	20,798	Nanda & Nanda Ltd	26/6/2020	25/6/2030	26/6/2023 26/6/2025	26/6/2025	£81,516	£3.92	£93,591	£4.50	FRI terms with schedule of condition.
57/58	25,591	Brick Live Group Ltd	4/10/2019	03/10/2024	n/a	n/a	£90,000	£3.52	£108,762	£4.00	FRI terms. Guaranteed by Live Company Group plc.
	46,389						£171,516	£3.70	£202,353	£4.36	



TENANT COVENANT

UNIT 55/56

Established in 2007, Nanda and Nanda Ltd (t/a NDA Toys) are an online toys wholesaler and trade supplier. The company has one of the most extensive wholesale range of toys and child related products in the UK and Europe and deliver both throughout the UK and internationally.

Nanda & Nanda Ltd have a Dun and Bradstreet rating of 1A2 and have reported the following accounts:

	31.08.2019 12 Months	31.08.2018 12 Months	31.08.2017 12 Months
Tangible Net Worth	£1,281,536	£1,140,139	£1,001,132
Net Current Assets	£456,867	£311,687	£196,157



UNIT 57/58

BRICKLIVE uses toy bricks and models to create interactive family events and experiences for brick fans worldwide. The company runs BRICKLIVE Shows at exhibition centres and stadia all over the world, including cities in Europe, Asia, North and South America.

Brick Live Group Ltd is part of the AIM listed Live Company Group plc, who act as a guarantor on the lease.

Brick Live Group Ltd have reported the following accounts:

	31.12.2019 12 Months	31.12.2018 12 Months	31.12.2017 12 Months
Turnover	£0	£297,608	£633,636
Pre-Tax Profit	£9,635	£101,026	(£233,319)
Tangible Net Worth	(£287,199)	(£288,048)	(£389,074)

Live Company Group have a Dun and Bradstreet rating of 3A1 and have reported the following accounts:

	31.12.2019 12 Months	31.12.2018 12 Months	31.12.2017 12 Months
Turnover	£5,451,000	£5,351,000	£1,928,000
Pre-Tax Profit	(£1,844,000)	(£2,610,000)	(£5,440,000)
Tangible Net Worth	£9,276,000	£6,270,000	(£1,378,000)

MARKET COMMENTARY

There is continued demand throughout the North West region within the multi-let/SME market (15,000 sq ft – 40,000 sq ft) as a lack of supply has resulted in low void rates and increased rental levels on both refurbished and new build schemes.

Prime rents in the 15,000 – 90,000 sq ft North West market are now firmly established at £7.00 to £7.50 psf, as evidenced by R-evolution, Logistics North (27,500 sq ft - £7.00 psf); Aurora, Stockport (16,000 sq ft - £7.25 psf) and Birchwood Park, Warrington (21,600 sq ft - £7.25 psf). Rents on smaller units are higher still, such as the £9.75 psf achieved on a 7,500 sq ft unit at Southside 25, Bredbury.

Sitting in the centre of the North West with superb communications, Astmoor has become one of the premier industrial locations in the region. The area has been enhanced by major infrastructure projects such as the Mersey Gateway Bridge and also benefits from the Astmoor Business Improvement District (BID), a partnership between the local authority and local business community. The Astmoor BID is implementing a range of projects focusing on increasing business security, improving landscaping and the physical environment and providing a range of business support functions.

There has been extremely limited development within Runcorn (together with limited land available for future development) which has restricted the supply of industrial properties in the locality. This, combined with improved demand, has resulted in rising rents for second hand refurbished units, which are set to rise further.

Recent comparable lettings within Runcorn include:

PROPERTY	SIZE (SQ FT)	TENANT	HEADLINE RENT	TERM (BREAK)	DATE
Unit 1004 Sarus Court, Manor Park, Runcorn	13,558	Under offer	£5.75	10 (5)	Under offer
Unit 4-5 Pembroke Court, Manor Park, Runcorn	40,062	Class Delta Ltd	£4.50	7 (3.5)	Nov 2020
Unit 6-6A Aragon Court, Manor Park, Runcorn	23,204	Bay Lynx Manufacturing Inc.	£5.00	10 (5)	Jan 2020
Unit 3 Rokeby Court, Manor Park, Runcorn	24,048	Converse Pharma Group Ltd	£5.50	5	Nov 2019
Unit 2 Christleton Court, Manor Park, Runcorn	15,068	Sandon Global Ltd	£4.50	10 (5)	Feb 2019
Unit 5B Christleton Court, Manor Park, Runcorn	16,167	Blackmagic Design Ltd	£4.95	10 (5)	Mar 2018
Aston Lane North, Whitehouse Industrial Estate, Preston Brook, Runcorn	21,023	Norton Healthcare Ltd	£6.54	10 (5)	Mar 2017
Unit 1 Rokeby Court, Manor Park, Runcorn	21,914	Domestic Roller Shutters Ltd	£5.25	10 (5)	Nov 2017

TENURE

The property is held freehold.

EPC

Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT and it is the intention to treat the transaction as a Transfer of a Going Concern (TOGC).

PROPOSAL

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CONTACT

For further information please contact:

SIMON WOOD

01925 320520
07793 119210

JOHN BURROWS

01925 320520
07921137200

JOE SINCLAIR

01925 320520
07545 989810

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