

**Units 6-8 Wakefield Trade Park, Aintree, L30 6TZ**



**Reversionary Multi Let Industrial Investment**

### Investment Summary

- Located in Aintree, a suburb of Liverpool and an established industrial location.
- Situated on Wakefield Road just off Heysham Road which in turn links to the key arterial routes leading to Liverpool City Centre and the Port of Liverpool.
- Comprises a terrace of 3 adjoining industrial units let on a modern multi let industrial estate.
- Total GIA of 8,310 sq ft (1,479 sq ft - 4,594 sq ft)
- Current income of **£51,000 per annum** (£4.92 psf - £8.11 psf)
- Proven rental reversion within the Estate.
- Freehold.
- **Offers in excess of £700,000** subject to contract and exclusive of VAT.
- A purchase at this level will reflect a **net initial yield of 7%** and a potential **reversionary yield of 7.9%** after allowance for purchasers' costs of 5.18%.

### **Location**

Aintree is a suburb of Liverpool, The UK's Sixth largest city and is the commercial administrative centre for the county of Merseyside. The Liverpool City Region is served by a national railway station, international airport, seaport, and the region's excellent motorway network.

### **Situation**

Wakefield Trade Park is situated in Aintree, A sought after commercial location benefiting from a large nearby urban population. The property lies approximately six miles north of Liverpool City Centre and enjoys good road communications with both the M58 and the M57 Motorways providing easy access to the whole of the Northwest Region.

The property is accessed via Wakefield Road off Heysham Road which in turn links with both Dunnings bridge Road and Ormskirk Road, key arterial routes leading to the Port of Liverpool and Liverpool City Centre.

The strength of the location is further demonstrated by the ongoing commercial developments adjacent to the property on Heysham road / Dunnings bridge Road. This includes a new Euro garages and Starbucks, together with the first phase of Chancery gate's Mersey Reach a prime 112,168 sq ft (4 units) urban logistics scheme which has already been 50% pre-let to Selco and Hardy.

### **Description**

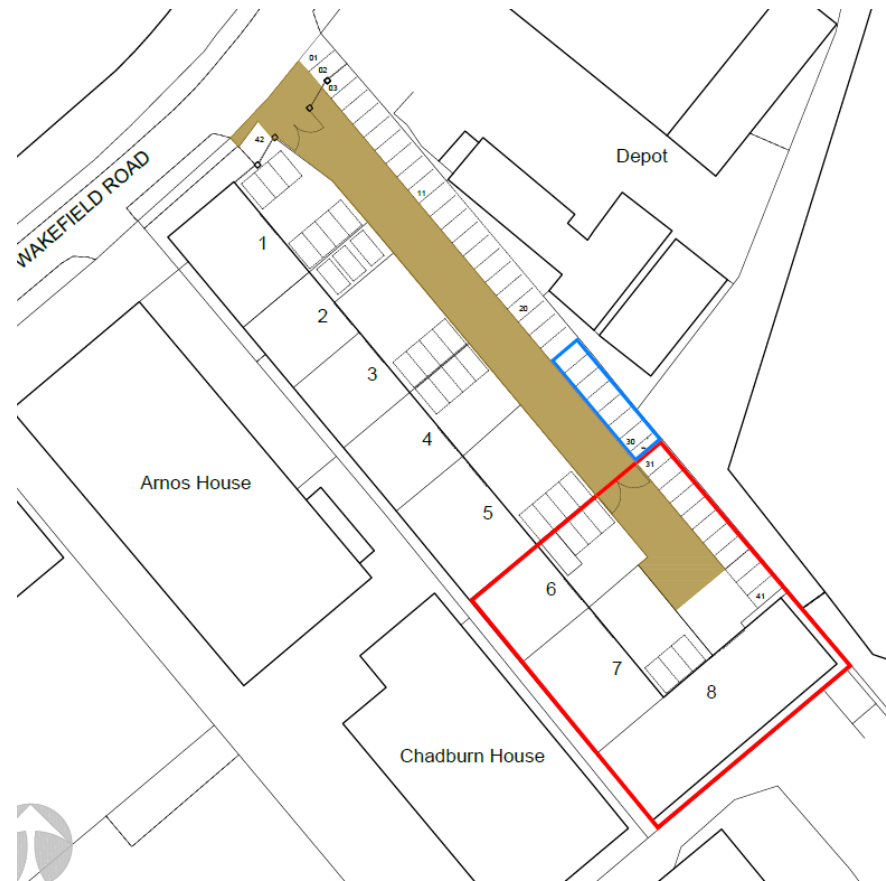
The subject property comprises 3 units of a modern multi let / industrial estate. Each unit is well specified and arranged across a purpose-built L – shaped terrace. The Estate provides high quality units of traditional steel portal frame construction beneath a pitched metal roof.

Each unit typically benefits from eaves height of approx. 4.6 metres, electricity operated loading doors, separate pedestrian access, 3 phase electricity and integral office accommodation.

The property is situated on a secure, gated site and each unit benefits from a dedicated fully fenced service yard and parking area.

**Tenure**

Freehold.



**Accommodation & Tenancy**

Units 6-8 are currently let on three separate leases producing a total current income of £51,000 per annum as per the accommodation and tenancy schedule below:

Unit	Tenant	Size Sq Ft	Lease Start	Lease Expiry	Rent	Rent £PSF	ERV	ERV £PSF	Comments
6	Steve Gerraghty	1479	07/07/2021	06/07/2026	£12,000	£8.11	£12,000	£8.11	
7	Pure Clean NW Ltd	2237	29/06/2020	29/06/2025	£11,000	£4.92	£18,000	£8.05	Stepped rent rising to £12,500. Outside of Act
8	Getir	4594	15/07/2021	14/07/2026	£28,000	£6.09	£28,000	£6.09	Tenant option to break on 15/07/24.
<b>TOTAL</b>		<b>8,310</b>			<b>£51,000</b>		<b>£58,000</b>		

**EPC**

Each unit has the following EPC ratings:

Unit 6: D

Unit 7: D

Unit 8: D

**VAT**

Value added tax will be applicable to the sale of this property and it is anticipated the transaction will be treated as a TOGC.

**Proposal**

Offers in excess of **£700,000 (SEVEN HUNDRED THOUSAND POUNDS)** subject to contract and exclusive of VAT. A purchase at this level will reflect a **net initial yield of 7%** after allowance of purchaser's costs of 5.18%.

A purchase at this level will reflect a potential **reversionary yield of 7.9%**.

Our client will consider offers for individual units. Further information available upon request.

**Further Information**

Should you wish to view the property or require any further information please contact the joint agents:

Joseph Rantor:

[josephrantor@lewisandpartners.com](mailto:josephrantor@lewisandpartners.com)

M. 07976 599 374

Stephen Raingold:

[stephenraingold@lewisandpartners.com](mailto:stephenraingold@lewisandpartners.com)

M. 07775 647 499

**Lewis & Partners**

15/19 Cavendish Place  
London W1G 0QE

Tel: 020 7580 4333

John Burrows:

[johnb@b8re.com](mailto:johnb@b8re.com)

M. 07921 137 200

Joe Sinclair:

[joe@b8re.com](mailto:joe@b8re.com)

M. 07545 989 810

**B8 Real Estate**

6550 Daresbury Park  
Warrington WA4 4GE

Tel. 01925 320 520

**SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT**

**LEWIS & PARTNERS LLP & B8 REAL ESTATE FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENT THEY ARE GIVE NOTICE THAT:-**

1. These particulars do not constitute any part of the offer for sale or contract for sale. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Lewis & Partners LLP & B8 Real Estate or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only. 6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale. 7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas. 8. Lewis & Partners LLP & B8 Real Estate have not measured the property and have relied upon clients information. Therefore Lewis & Partners LLP & B8 Real Estate give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements. 9. All terms quoted are exclusive of value added tax unless otherwise stated. 10. The vendors do not make nor do Lewis & Partners LLP & B8 Real Estate any person(s) in their employment give any warranty whatsoever in relation to this property. 11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. 12. These details were prepared as of Nov 2021.