

THE TRIO PORTFOLIO

A HIGH YIELDING MULTI LET INDUSTRIAL PORTFOLIO



INVESTMENT SUMMARY

- Excellent opportunity to acquire a high yielding, value add portfolio.
- Comprising 3 multi-let industrial estates, spread across the North West region.
- Situated in strong industrial locations in Runcorn, Bolton and Rochdale.
- Gross Internal Area of 210,724 sq ft, with individual assets ranging from 37,685 sq ft – 101,937 sq ft.
- Portfolio WAULT to Expiry of 4.44 years and break of 3.32 years.
- Let to 10 tenants providing a diverse income stream secured against trusted covenants operating across a range of sectors.
- Total Headline Rent of £1,066,931 pa which equates to a low average rent of £5.06 psf.
- Strong reversionary potential with an estimated rental value of £1,365,628 pa (£6.48 psf, 28% reversion).
- Immediate asset management opportunities across the portfolio.
- All 3 estates are held freehold / virtual freehold.

We are instructed to seek offers in the region of **£11,280,000 (Eleven Million, Two Hundred and Eighty Thousand)** subject to contract.

A Purchase at this level reflects a **Net Initial Yield of 8.85%** (assuming standard purchasers costs) and a **reversionary yield of 11.35%**.

This reflects a **low capital value of £53.53 psf**.

1 ZIP 56

Aston Fields Road,
Whitehouse Industrial Estate,
Runcorn, Cheshire WA7 3FZ

(7 units / 4 tenants)

2 LITTLEBOROUGH INDUSTRIAL ESTATE

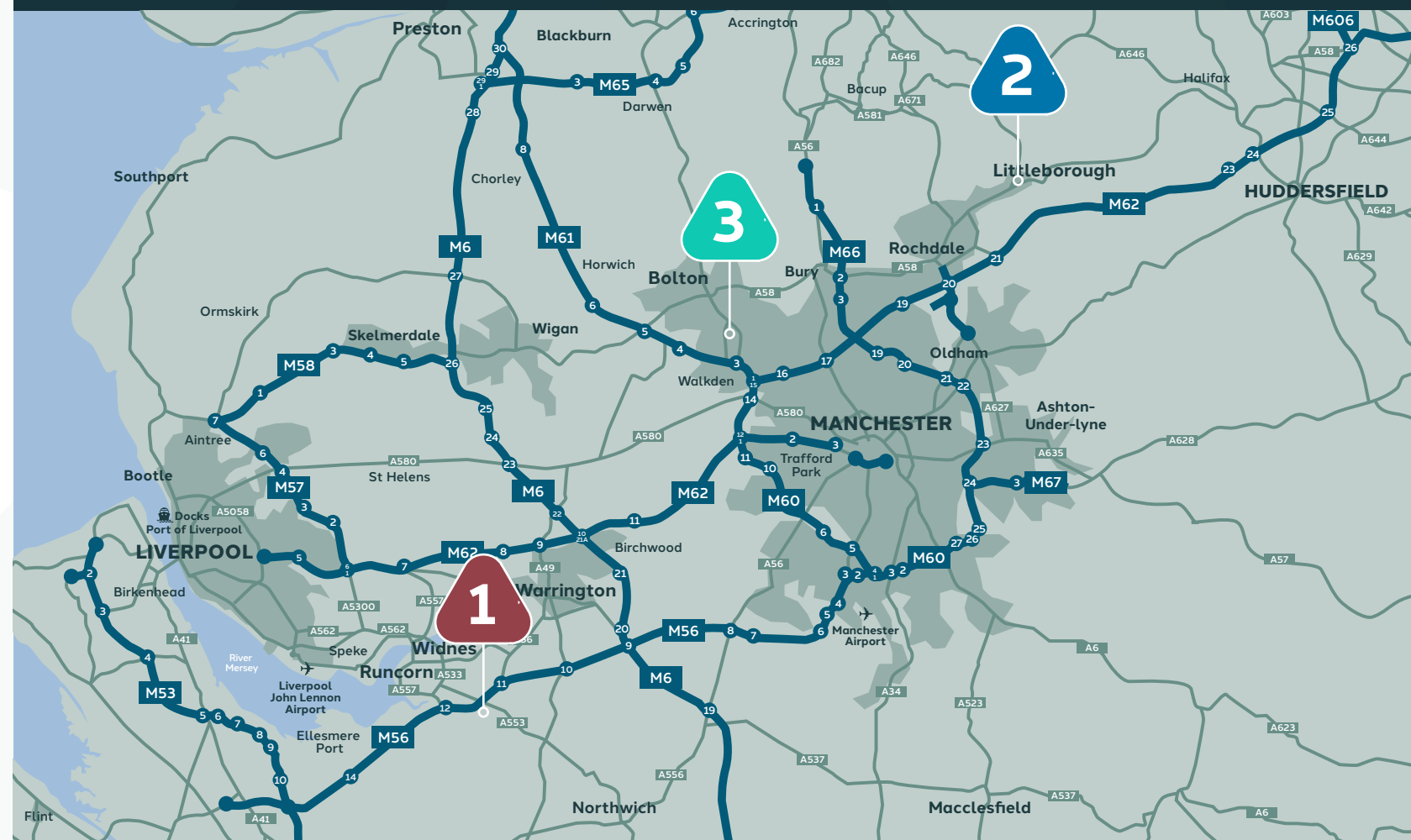
Stockton Street,
Littleborough,
Greater Manchester OL15 8YJ

(5 units / 4 tenants)

3 UNITS 1-7 GLADSTONE ROAD

Farnworth,
Bolton,
Greater Manchester BL4 7EH

(2 units / 2 tenants)



ASSET SUMMARY SCHEDULE

PROPERTY	TOWN	POSTCODE	FLOOR AREA (SQ FT)	NO OF UNITS	TENURE	HEADLINE RENT (£PA)	HEADLINE RENT (£PSF)	ERV (£PA)	ERV (£PSF)	% REVERSION	WALUT TO EXPIRY (BREAK)
Zip 56	Runcorn	WA7 3FZ	101,937	7	Freehold	£555,044	£5.44	£731,047	£7.17	32%	4.92 (3.86)
Littleborough Industrial Estate	Rochdale	OL15 8YJ	71,102	5	Virtual Freehold	£373,413	£5.25	£439,789	£6.19	18%	4.34 (2.66)
Gladstone Road	Bolton	BL4 7EH	37,685	2	Freehold	£138,474	£3.67	£194,792	£5.17	41%	2.74
Total			210,724	14		£1,066,931	£5.06	£1,365,628	£6.48	28%	4.44 (3.32)



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(5 units / 4 tenants)



3 UNITS 1-7 GLADSTONE ROAD
Farnworth,
Bolton, Greater Manchester BL4 7EH

(2 units / 2 tenants)

NORTH WEST OCCUPATIONAL SUMMARY

The North West is one of the most successful and dynamic regions in the UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within a 4-5 hours drive time and more motorways per sq. ft. than in any other region.

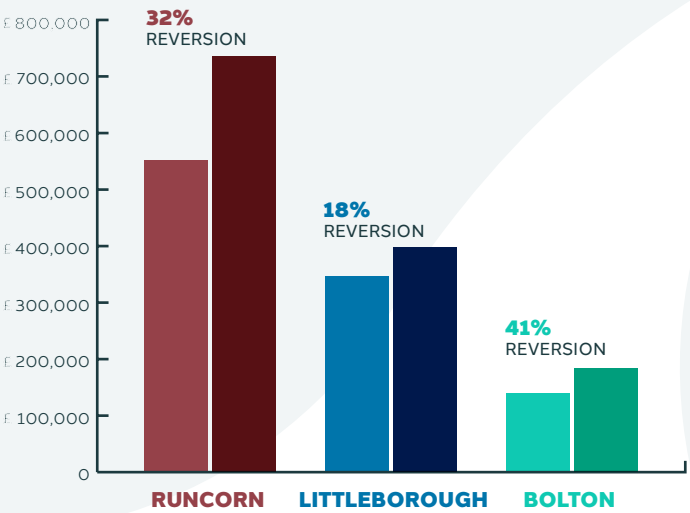
There is continued occupational demand throughout the whole of the North West region, with a continued lack of new build supply ensuring that take up has been very strong for well specified second-hand units, resulting in low void rates and increased rental levels. This is highlighted by rents for good quality second hand units now eclipsing new build of less than 2 years ago, with rents in excess of £12.75 psf now being achieved on good quality refurbished accommodation.

All three of the Estates within this portfolio are situated within core North West locations, benefiting from large nearby urban populations and excellent connectivity to the region's extensive motorway network. The average rent across the portfolio is extremely low in the context of the region, at just £5.06 psf. We consider these rents to have circa 28% reversion above current rental values for the portfolio with further rental growth averaging circa 3% per annum forecasted over the next 5 years.

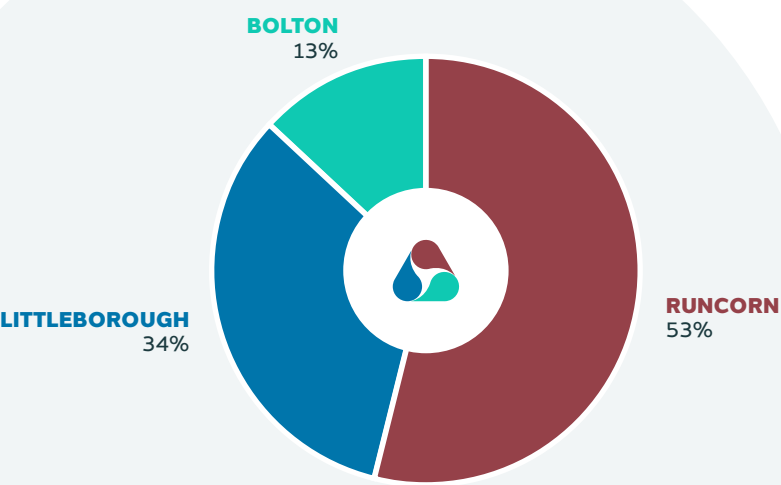
Furthermore, the nature of the Estates provides access to significant reversion in the short term, alongside further 'Day 1' asset management opportunities, such as refurbishment of the vacant accommodation to drive rental values further.

PORTFOLIO SUMMARY

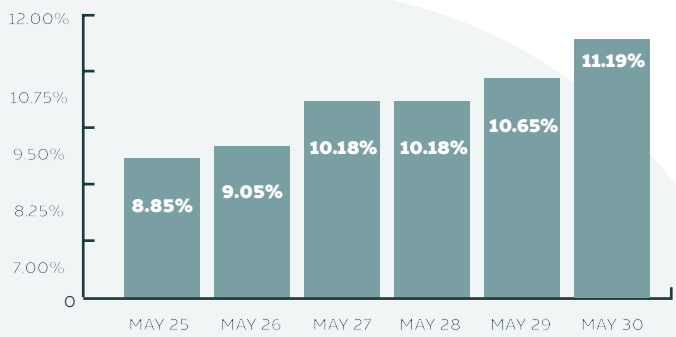
CURRENT PASSING RENT TO ERV



INCOME BY ESTATE



ESTIMATED PORTFOLIO RUNNING YIELD



INVESTMENT COMPARABLE

DATE	ADDRESS	SIZE (SQ FT)	WAULT	PRICE	NIY	CAPITAL VALUE (£PSF)
	The Trio Portfolio	210,724	3.32	£11,280,000	8.85%	£53.53
Apr-25	Dobson Parkway Industrial Estate, Wigan	123,469	6.20	£6,250,000	7.25%	£51.00
Mar-25	Glossop Brook Road, Derbyshire	80,566	3.04	£7,300,000	6.76%	£90.61
Jan-25	Units 415-428 Oakshott Place, Preston	76,185	1.62	£7,630,000	5.96%	£100.15
Dec-24	Deans Road Trading Estate, Manchester	24,989	1.39	£2,100,000	5.89%	£84.04
Jul-24	Apex Industrial Estate, Haydock	82,747	5.00	£5,315,000	7.07%	£64.23
Mar-24	Link Industrial Estate, Huyton	50,252	6.50	£8,375,595	7.75%	£109.79



ZIP 56

ASTON FIELDS ROAD, WHITEHOUSE INDUSTRIAL ESTATE, RUNCORN, CHESHIRE WA7 3FZ

(7 units)



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INVESTMENT SUMMARY

- A high yielding multi-let business park investment opportunity.
- Situated on the highly sought after Whitehouse Industrial Estate, Runcorn.
- Excellent transport links, located 5 minutes' drive from J11 of the M56.
- Comprising 5 terraced industrial units extending to 82,870 sq ft with 19,067 sq ft of office space.
- Overall floor area of 101,937 sq ft across a 4.74 acre site.
- Currently let to 4 tenants, with a 24 month rental guarantee on the vacant office suite.
- Headline rent of £555,044 pa which equates to a low rent of £5.44 psf.
- ERV of £731,047 pa (£7.17 psf), providing excellent reversion.
- WAULT of 4.92 years to expiry and 3.86 years to break.
- Day 1 asset management opportunities to further enhance the Estate and capture reversion quickly.



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LOCATION

Runcorn benefits from a central location within the North West region just 9 miles west of Warrington, 13 miles South East of Liverpool, 18 miles North East of Chester and 26 miles South of Manchester.



One of the principal commercial locations in Cheshire



Immediate access to J11 and J12 M56



J7 of the M62 is 6 miles to the North



Runcorn station provides direct access to London Euston (2 hours)



Liverpool John Lennon Airport
15 minute drive



Manchester Airport
30 minute drive



Port of Liverpool
30 minute drive

SITUATION

The property is situated on a prominent pitch, fronting onto Aston Fields Road within the highly successful Whitehouse Industrial Estate, benefitting from:



Immediate access to J11 of the M56



Within 3 miles of J12 of the M56



One of the major employment parks in the north west region



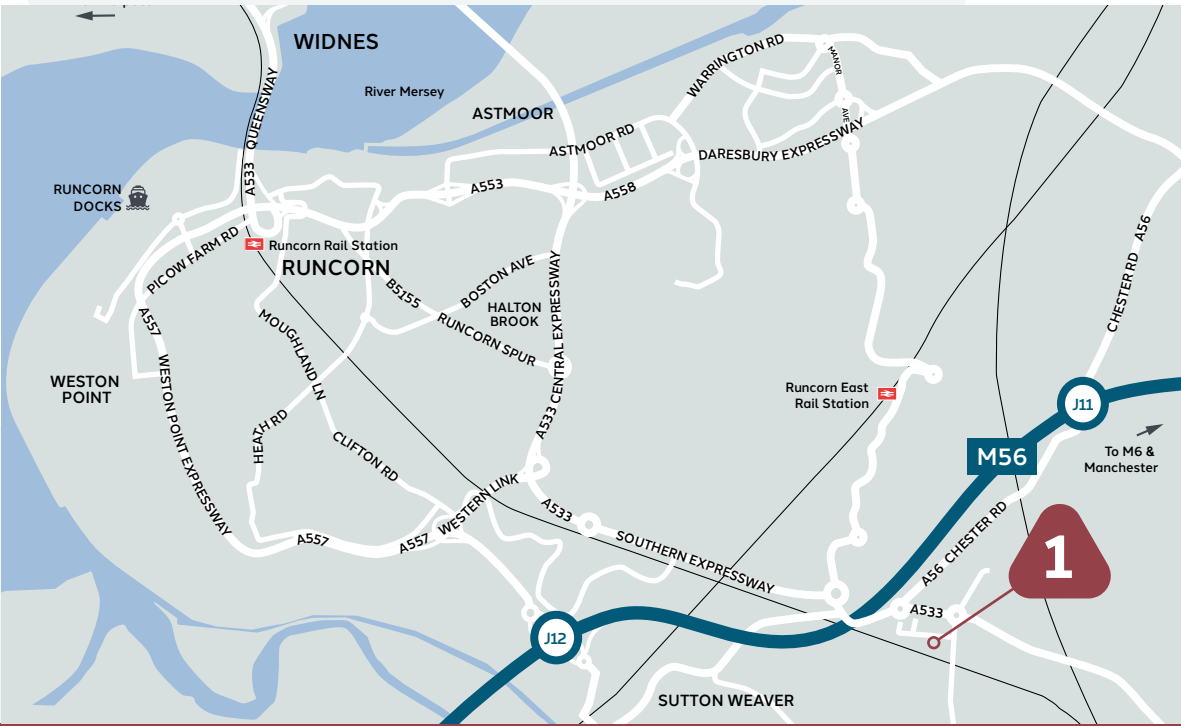
Comprising over 250 acres of predominantly industrial accommodation

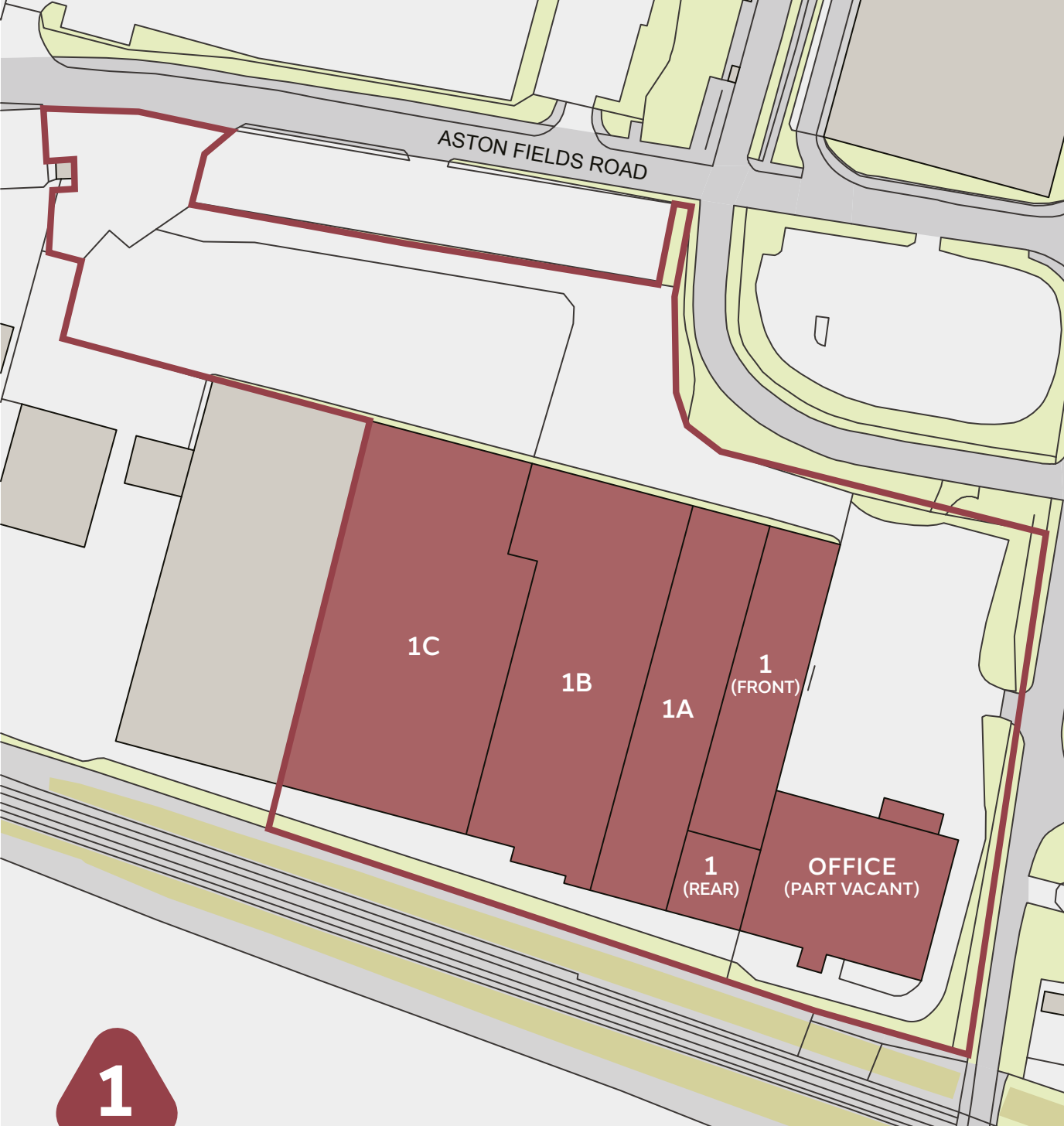


The estate has attracted a large number of blue chip occupiers including such as DHL, Saint Gobain Isover and Diageo.



Enhanced by recent major infrastructure works / highways improvements





















DESCRIPTION

The property comprises a substantial multi-let business park providing the following accommodation:

INDUSTRIAL

-  Terrace of 5 units of steel portal frame construction
-  Unit sizes from 3,805 sq ft - 38,403 sq ft (82,870 sq ft in total)
-  Pitched insulated metal clad roof
-  Level access loading doors to each unit
-  Eaves height of 5.3m
-  Extensive concrete service yard to the front of each unit.
-  Lighting and heating to the warehouse accommodation.
-  Well specified internal office

OFFICES

-  2 storey glazed office building (19,067 sq ft)
-  Pitched metal clad roof
-  Feature atrium reception
-  Air conditioning throughout
-  Secure, fenced parking area with gated entrance
-  99 car spaces (attractive ratio of 1:192 sq ft)
-  Passenger lift
-  Opportunity to refurbish the vacant accommodation

TENANCY SCHEDULE

UNIT	TYPE	TENANT	TOTAL AREA (SQ FT)	LEASE START	LEASE EXPIRY	NEXT RENT REVIEW	BREAK DATE	PASSING RENT (£PA)	PASSING RENT (£PSF)	ERV (£PA)	ERV (£PSF)	% REVERSION	1954 ACT	REPAIR	COMMENT
Unit 1 (Front)	Industrial	Nova Biomedical Corporation	8,634	16/12/2024	15/12/2034	16/12/2029 (OMV)	16/12/2029	£45,019	£5.21	£64,755	£7.50	44%	Y	FRI	
Unit 1 (Rear)	Industrial	Nova Biomedical Corporation	3,805	16/12/2024	15/12/2034	16/12/2029 (OMV)	16/12/2029	£20,339	£5.35	£28,538	£7.50	40%	Y	FRI	Same lease as Suite 5 FF Office. Overall rent in lease £74,998.50, which has been apportioned as agreed with tenant. In occupation since 2011
Unit 1A	Industrial	Specialist Thermal Supplies Ltd	8,484	27/10/2023	26/10/2028	n/a	n/a	£54,338	£6.40	£63,630	£7.50	17%	Y	FRI	In occupation since 2011. Stepped rental incentive - topped up by landlord.
Unit 1B	Industrial	Xtraloc Ltd	23,544	31/12/2023	30/12/2033	31/12/2028 (OMV)	n/a	£117,555	£4.99	£153,036	£6.50	30%	Y	FRI (SOC)	Inoccupation since 2013.
Unit 1C	Industrial	CMBC Supply Limited (Guaranteed by Calsberg UK Ltd)	38,403	20/07/2021	19/07/2026	n/a	n/a	£168,920	£4.40	£230,418	£6.00	36%	Y	FRI (SOC)	Tenant not liable to rectify any issues resulting from Landlord roof works completed in 2021.
Suites 1-3 GF and 6-7 FF	Office	Vacant (24m guarantee)	13,459	n/a	n/a	n/a	n/a	£94,213	£7.00	£134,590	£10.00	43%	n/a	n/a	ERV assumes post refurbishment and let as individual suites.
Suites 4-5 FF	Office	Nova Biomedical Corporation	5,608	16/12/2024	15/12/2034	16/12/2029 (OMV)	16/12/2029	£54,660	£9.75	£56,080	£10.00	3%	Y	FRI	Same lease as Unit 1 (Rear). Overall rent in lease £74,998.50 pa, which has been apportioned as agreed with tenant.
Total			101,937					£555,044	£5.44	£731,047	£7.17	32%			
SOLD Part of Unit 1	Warehouse	Field and Lawn (Marquees) Limited	0										N	N/A	Sold Freehold. Contribute to the service charge of the road.
SOLD Unit 2	Warehouse	Dormex Containers Ltd	0										N	N/A	Sold Freehold. Contribute to the service charge of the road.

TENANCY COVENANT

A breakdown of the various covenants is as follows:

TENANT	INDUSTRY	% OF ESTATE (RENT)	YEARS IN OCCUPATION
Nova Biomedical	Medical Diagnostics	26%	14 years
Specialist Thermal Supplies Ltd	Insulation Distributor	12%	14 years
Xtraloc Ltd	Adhesive Systems Manufacturer	25%	12 years
CMBC Supply Limited	Brewery Distributor	37%	4 years

OCCUPATIONAL RENTAL COMPARABLES

DATE	ADDRESS	SIZE (SQ FT)	RENT (£PSF)
Mar-25	Unit 2 Warrington Road, Runcorn	7,683	£8.50
Nov-24	Unit 29 Astmoor Industrial Estate, Runcorn	12,737	£10.00
Sep-24	Unit 4 Aargon Court, Runcorn	10,188	£7.50
Sep-24	Unit 4 Berkeley Court, Runcorn	4,954	£8.50
Jul-24	Units 4-5 Pembroke Court, Runcorn	40,062	£10.00

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ASSET MANAGEMENT OPPORTUNITIES

- The Estate provides numerous asset management opportunities and the ability to capture reversion quickly.
- Opportunity to refurbish the vacant office accommodation and re-let at a premium to the conservative rental guarantee.
- Renew / regear the lease on Unit 1C (46% of the industrial floorspace) to achieve a significant rental uplift on the low passing rent (£4.40 psf).
- Explore the possibility of acquiring the adjoining industrial units.
- Long term potential to reposition the office accommodation / redevelop for industrial uses.

SITE AREA

The site covers approximately 4.74 acres (1.92 hectares).

TENURE

We understand the property is held Freehold.

INDIVIDUAL ASSET PRICING

We are instructed to seek offers in excess of **£5,690,000 (Five Million, Six Hundred and Ninety Thousand Pounds)** subject to contract.

NIY: 9.15% (assuming standard purchaser costs)

RY: 12.05%

CV: £55.82 psf

1





LITTLEBOROUGH INDUSTRIAL ESTATE

STOCKTON STREET, LITTLEBOROUGH, GREATER MANCHESTER OL15 8YJ

(5 units)



2

- A high yielding multi-let industrial investment opportunity.
- Just 2.5 miles North East of Rochdale Town Centre and within a 10 minute drive of J21 of the M62.
- Comprising 4 detached, self-contained industrial units extending to 71,102 sq ft.
- Additional garage and plot of land suitable for future development / open storage.
- Extensive site area of 5.8 acres (2.35 hectares) – just 28% site cover.
- Currently let to 4 tenants, with a 12 month rental guarantee on 1 vacant industrial unit.
- Headline rent of £373,413 pa which equates to a low rent of £5.25 psf.
- Ability to capture excellent short-term reversion with an ERV of £439,789 (£6.19 psf).
- WAULT of 4.34 years to expiry and 2.66 years to break.
- Superb asset management opportunities to drive value from day 1 and capture reversion.
- Virtual Freehold.



LOCATION

Rochdale is strategically located on the North Eastern edge of Greater Manchester just 12 miles north of Manchester, 30 miles east of Leeds and 40 miles west of Liverpool.

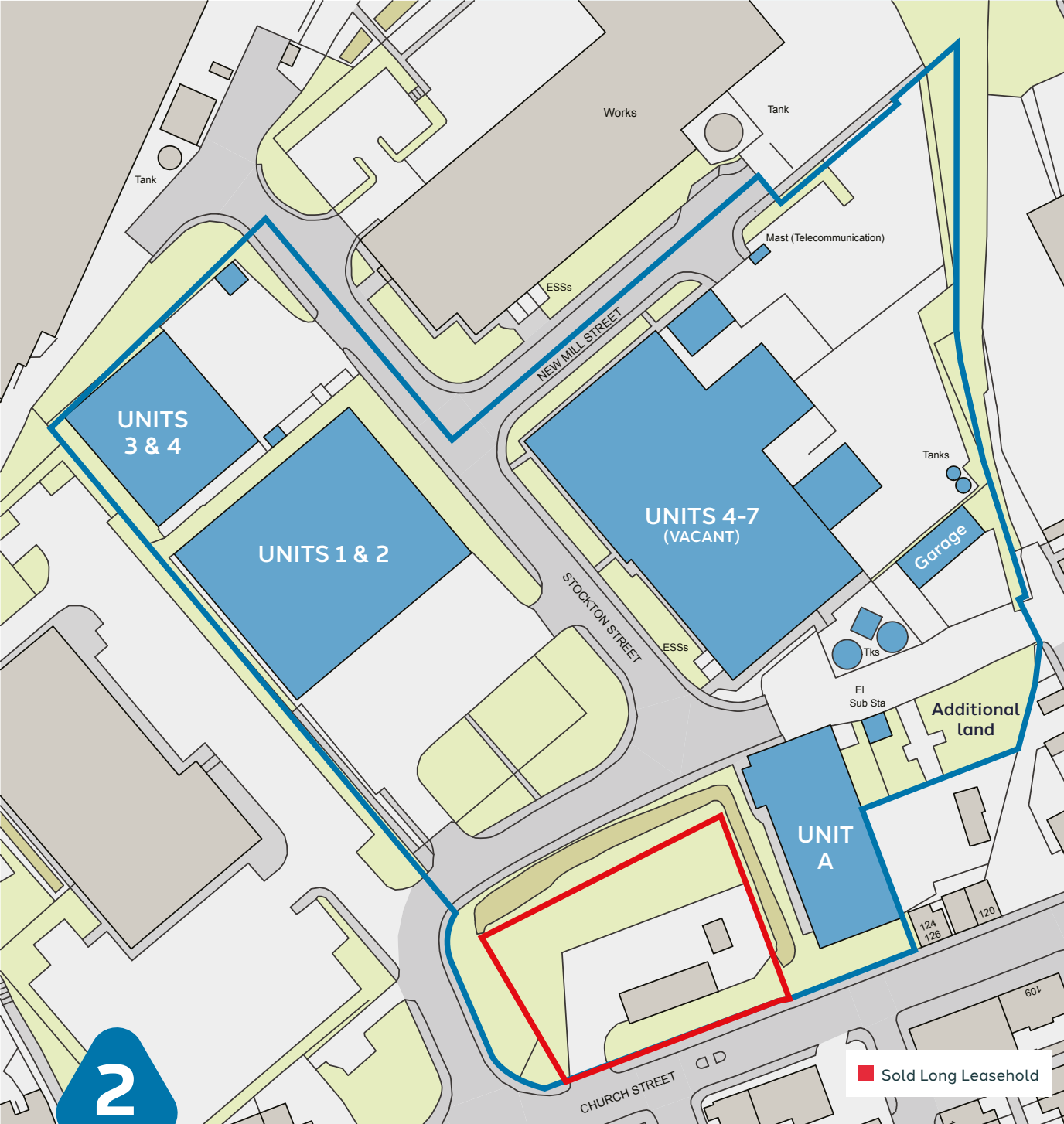
	Excellent proximity to major economic hubs in the North West		Manchester Airport 30 minute drive
	Immediate access to J20 and J21 of the M62 motorway		Leeds Bradford Airport 45 minute drive
	Within 7 miles of the M60 / M66 / M62 Interchange		Liverpool John Lennon Airport 50 minute drive
	Rochdale Train Station offers direct services to Manchester, Leeds and Liverpool		Port of Liverpool 1 hour drive
	Metrolink access to Manchester City Centre		Kingsway BP Rochdale is considered one of the premier logistics locations in the region

SITUATION

The property is situated on Littleborough Industrial Estate, with a prominent pitch onto the A58 (Church Street). The estate benefits from:

	Urban location with competing residential and out of town retail land uses		Only 4 miles away from J4 of the M62 motorway
	Restricted land supply		Excellent train communications, with Manchester accessible in 30 minutes
	Immediate access onto the A58 (key arterial route)		Just 4 miles from Kingsway Business Park
	Quick access to Rochdale town centre, 4 miles away		





DESCRIPTION

The property comprises a low density multi-let industrial estate providing the following accommodation:



4 detached, self-contained industrial units



Typically steel portal frame construction



Units 4-7 benefit from metal clad roof



Level access loading to all units.



Unit sizes 1,281 sq ft – 31,001 sq ft (71,102 sq ft total)



Additional garage and plot of land suitable for redevelopment/open storage



Dedicated, secure service yards



Opportunity to refurbish Unit A and Unit 4 – 7



TENANCY SCHEDULE

UNIT	TENANT	SIZE (SQ FT)	LEASE START	LEASE EXPIRY	NEXT RENT REVIEW	BREAK	PASSING RENT (£PA)	PASSING RENT (£PSF)	ERV (£PA)	ERV (£PSF)	% REVERSION	1954 ACT	REPAIR	COMMENT
Units 1 & 2	Craig Olive Ltd	21,868	02/02/2024	01/02/2034	02/02/2029 (OMV)	02/02/2029	£116,719	£5.34	£142,142	£6.50	22%	Y	FRI (SOC)	Rent deposit £29,200
Unit 3A & 3B	Steve Graham Sales Ltd	8,494	17/12/2021	17/12/2031	17/12/2026	n/a	£48,588	£5.72	£59,458	£7.00	22%	Y	FRI (SOC)	In occupation since 2011. Rent deposit £2,022.28
Unit 4-7	Vacant (12m guarantee)	31,001	n/a	n/a	n/a	n/a	£178,256	£5.75	£201,507	£6.50	13%	n/a	n/a	12m rent guarantee provided at £5.75 psf. Requires refurbishment. ERV assumes refurbished.
Unit A	Hilton Docker Mouldings	8,458	07/12/2020	06/08/2025	n/a	n/a	£27,000	£3.19	£33,832	£4.00	25%	Y	FRI (SOC)	Currently negotiating short term lease renewal (to be Outside 1954 Act). Rent deposit of £6,202.50
Land & Garage	Wilkinson: Mr Donald	1,281	01/12/2001	30/11/2016	01/12/2011 (SETTLED)	n/a	£2,850	£2.22	£2,850	£2.22	0%	Y	FRI	Tenant holding over.
Additional Land	Vacant	0					£0							Potential to surface site and use for open storage.
TOTAL		71,102					£373,413	£5.25	£439,789	£6.19	18%			
Sub-Station off Church Street Rochdale	United Utilities Electricity plc - FAO Estates & Wayleaves		23/12/1987	22/12/2008			£5 (IF DEMANDED)					Y	Y	
Car Wash Site off Church Street Rochdale	Milburn Productions Limited	0	24/06/1963	23/06/2015			£50 (IF DEMANDED)					Y	Y	

TENANCY COVENANT

A breakdown of the various covenants is as follows:

TENANT	INDUSTRY	% OF ESTATE (RENT)	YEARS IN OCCUPATION
Steve Graham Sales Ltd	Hardware Manufacturer & Distributor	60%	14 years
Craig Olive Ltd	Food & Drink Distributor	25%	1 year
Hilton Docker Mouldings Ltd	Glass Reinforced Plastics Manufacturer	14%	8 years
Mr Donald Wilkinson	Motor Engineering	1%	24 years

OCCUPATIONAL RENTAL COMPARABLES

DATE	ADDRESS	SIZE (SQ FT)	RENT (£PSF)
Available	Unit C5, Brookside Business Park, Littleborough	2,745	£9.25
Mar-25	Unit B8F, Heywood Distribution Park	7,752	£9.00
Feb-25	Unit 17, Oldham Broadway, Oldham	45,024	£8.00
Feb-24	Unit 65, Stakehill Industrial Estate, Middleton	26,127	£8.50
Jan-24	Unit 20-23, Stakehill Industrial Estate, Middleton	25,000	£8.50





ASSET MANAGEMENT OPPORTUNITIES

- Refurbish Unit 4 – 7 and relet at a premium to the conservative rental guarantee providing immediate reversion.
- Sub-divide Units 4-7 into smaller units to further increase the rental value.
- Regear the lease on the garage plot (holding over).
- Obtain VP of the garage and redevelop alongside the additional plot of land.
- Obtain a rental uplift at the upcoming rent review on Unit 3A & 3B.

SITE AREA

The site covers approximately 2.35 hectares (5.80 acres).

TENURE

We understand the property is held Long Leasehold for a term of 999 years from 25th March 1992 at a peppercorn rent. There are therefore 966 years unexpired.

INDIVIDUAL ASSET PRICING

We are instructed to seek offers in the region of **£3,790,000** (Three Million, Seven Hundred and Ninety Thousand Pounds) subject to contract.

NIY: **9.25%** (assuming standard purchasers costs)
RY: **10.89%**
CV: **£53.30 psf**





UNITS 1-7, GLADSTONE ROAD

BOLTON, GREATER MANCHESTER, BL4 7EH

(2 units)



3

INVESTMENT SUMMARY

- A high yielding multi-let industrial investment opportunity.
- Urban location on the fringe of Bolton town centre with excellent access and transport links.
- Excellent transport links just 5 minutes' drive from the M61 / M60 Interchange.
- Comprising 37,685 sq ft across 2 industrial units (5,602 sq ft and 32,083 sq ft).
- The overall site area is 2.86 acres (1.16 hectares).
- Fully let to 2 tenants, with leases expiring in September 2026 and June 2028.
- Headline rent of £138,474 pa which equates to a low average rent of just £3.67 psf.
- ERV of £194,792 pa (£5.17 psf), providing excellent opportunity for reversion.
- Longstanding occupier in Unit 2-7, which makes up 85% of the estate.
- Additional asset management opportunities.
- Freehold.



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LOCATION

Bolton is a major regional centre within Greater Manchester, befitting from excellent proximity to Manchester (10 miles South East), Liverpool (35 miles West) and Leeds (50 miles East).



Served by Junctions 3-6 of the M61



Immediate access to the M60 / M61 Interchange



The second highest employment base in Greater Manchester



Close proximity to 4 major Universities



Bolton Train Station forms a major regional hub



Manchester Airport 20 minute drive



Liverpool John Lennon Airport 40 minute drive



Port of Liverpool 40-minute drive



2.13m people within a 30 minute drive

SITUATION

The property is situated on a prominent corner pitch at the junction of the A575 and A6053, just 0.8 miles from the A666, a major arterial route linking the M61 / M60 with Bolton Town Centre:



Urban location with competing land uses



Just 1.5 miles South of Bolton Town Centre



Immediate Access to the A666



2 miles from the M6 / M60 Interchange

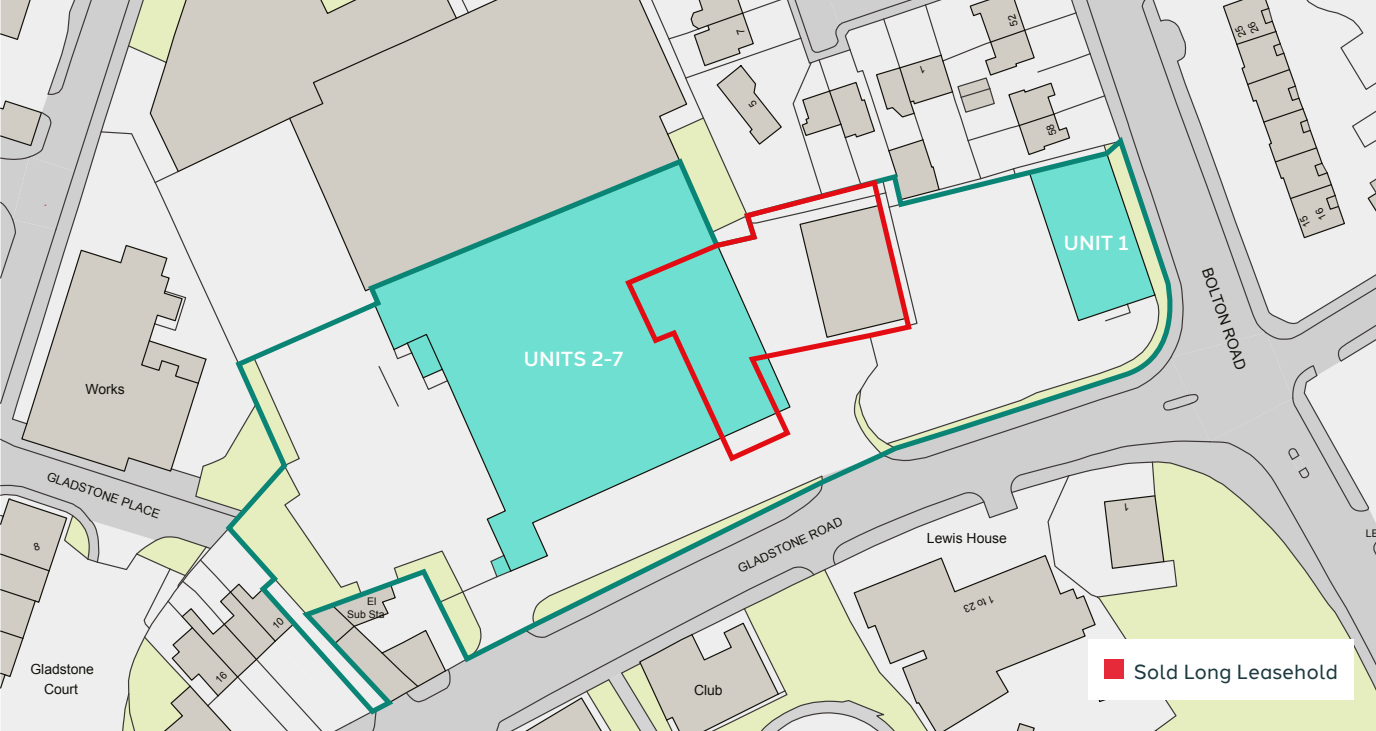


Very strong occupier base



2 miles from Bolton Transport Interchange





DESCRIPTION

The property comprises a low density multi-let industrial estate providing the following accommodation:

UNIT 1

- Detached, self-contained 5,602 sq ft industrial unit
- Steel portal frame construction
- Pitched metal roof
- 5 level access doors
- Internal office accommodation
- Oversized, secure service yard

UNIT 2 – 7

- 32,083 sq ft end of terrace industrial unit
- Steel portal frame construction
- Pitched roof (partially metal clad)
- 2 level access loading door
- Dedicated concrete service yard
- Segregated staff parking area

TENANCY SCHEDULE

UNIT	TENANT	SIZE (SQ FT)	LEASE START	LEASE EXPIRY	NEXT RENT REVIEW	BREAK	PASSING RENT (£PA)	PASSING RENT (£PSF)	ERV (£PA)	ERV (£PSF)	% UNDER-RENTED	1954 ACT	REPAIR	COMMENT
Unit 1	Lavelle Waste Services Ltd	5,602	09/09/2021	08/09/2026	n/a	n/a	£33,474	£5.98	£50,418	£9.00	51%	Y	FRI (SOC)	In occupation since 2016. Rent deposit of £8,720
Unit 2-7	Norlin Polymers (UK) Limited	32,083	12/03/2024	30/06/2028	n/a	n/a	£105,000	£3.27	£144,374	£4.50	37%	Y	FRI (SOC from 1997)	In occupation since 2012. Passing rent £74,500 with fixed uplift to £105,000 on 01/07/25 (topped up by vendor).
TOTAL		37,685					£138,474	£3.67	£194,792	£5.17	41%			
Unit 2	Central Wall & Floor Tiling Ltd	0	29/09/1995	28/09/2994			0							Sold Long-leasehold

TENANCY COVENANT

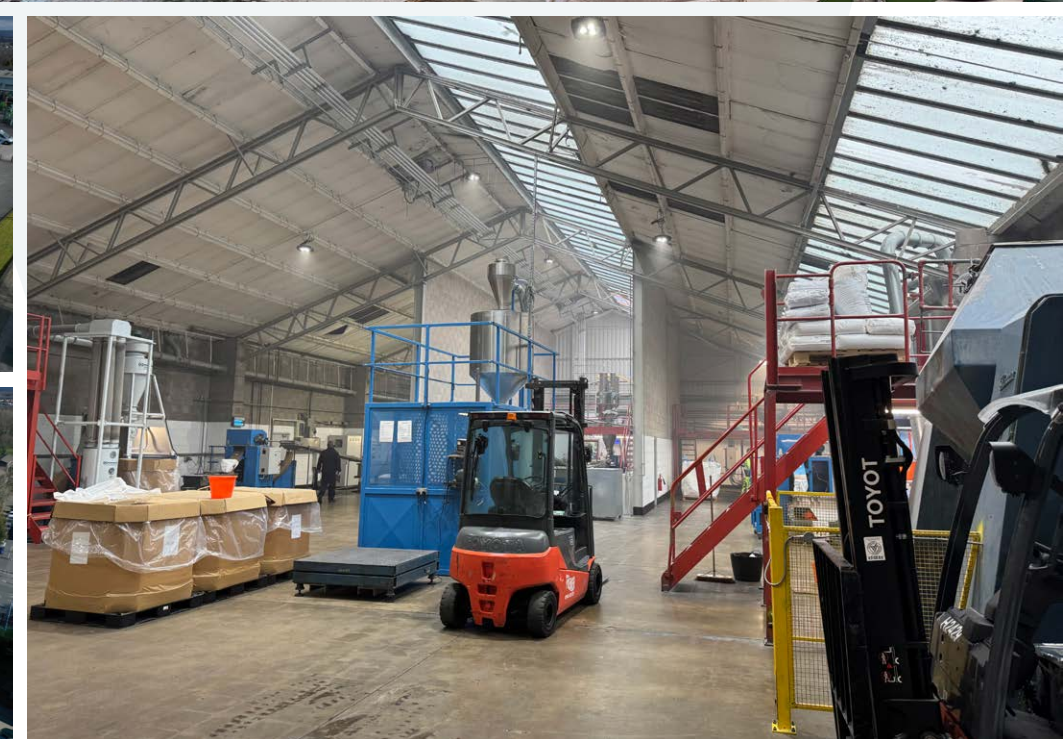
A breakdown of the various covenants is as follows:

TENANT	INDUSTRY	% OF ESTATE (RENT)	YEARS IN OCCUPATION
Lavelle Waste Services Ltd	Waste Management	27%	7 years
Norlin Polymers (UK) Ltd	Medical Polymer Compounding	73%	13 years

OCCUPATIONAL RENTAL COMPARABLES

DATE	ADDRESS	SIZE (SQ FT)	RENT (£PSF)
Feb-25	Unit 7, Wardley Industrial Estate, Worsley	14,330	£9.42
Jan-25	Unit B1, Wardley Industrial Estate, Worsley	11,119	£11.33
Aug-24	Unit F2/C,Logistics North, Bolton	32,595	£11.00
Mar-24	Unit D6, Wardley Industrial Estate, Worsely	6,536	£11.25
Jan-24	Unit B8, Edgefold Industrial Estate, Bolton	4,821	£8.50





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ASSET MANAGEMENT OPPORTUNITIES

- Explore the possibility of acquiring Unit 2 (currently sold long-leasehold).
- Look to split the site and sell individual elements at a premium.
- Capture reversion in the short term through a re-gear / renewal at Unit 1.
- Opportunity to refurbish Units 2-7 to further enhance rental growth.
- Potential to subdivide Units 2-7 should it ever become vacant.

SITE AREA

The site covers approximately 2.86 Acres (1.16 hectares).

TENURE

We understand the property is held Freehold.

INDIVIDUAL ASSET PRICING

We are instructed to seek offers in the region of **£1,800,000** (One Million, Eight Hundred Thousand Pounds) subject to contract.

NIY: 7.25% (assuming standard purchasers costs)

RY: 10.19%

CV: £47.76 psf.



3

FURTHER INFORMATION

SERVICE CHARGE

Service charge budget for each estate are available upon request.

EPC

Energy Performance Certificates are available upon request.

VAT

The portfolio will be treated as a Transfer of a Going Concern (TOGC), subject to the appropriate VAT regulations.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

DATAROOM

Data room access can be provided upon request.

PROPOSAL

We are instructed to seek offers in the region of **£11,280,000 (Eleven Million, Two Hundred and Eighty Thousand)** subject to contract.

A Purchase at this level reflects a **Net Initial Yield of 8.85%** (assuming standard purchasers costs) and a **reversionary yield of 11.35%**.

This reflects a **low capital value of £53.53 psf**.

CONTACT

To discuss the opportunity, or to arrange an inspection please contact:

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