

SINGLE LET INDUSTRIAL INVESTMENT OPPORTUNITY OFFERING 14.3 YEARS UNEXPIRED TO AN UNDOUBTED COVENANT

BRIGHT BLUE FOODS, SETT END ROAD WEST, SHADSWORTH BUSINESS PARK, BLACKBURN, BB1 2PT





TO M6 & M61 ↗

WALKER PARK
INDUSTRIAL ESTATE

JUNCTION 5

A6077

SPORTS DIRECT

EG GROUP

AMCOR

CHUBB

EVOLUTION PARK



VALINAS FOOD

RPC CONTAINERS

TENSAR

F.D. SIMS

EUROPLAST

SETT END RD WEST

WOLSELEY

WEC WATERJET

HUHTAMAKI BCP

CSH TRANSPORT

GAP LTD

ROCK DOOR

HI TECH PLASTICS

MARSTON'S

FASCIA EXPERT

 **BRIGHT BLUE FOODS, BLACKBURN, BB1 2PT**

INVESTMENT SUMMARY

- Rare opportunity to acquire a single let industrial investment opportunity let to an undoubted covenant with over 14 years unexpired.
- Strategically positioned immediately adjacent to J5 of the M65, providing direct access to the M6, M61 and M55.
- Prominently located within the heart of Shadsworth Business Park, Blackburn - one of Lancashire's largest employment zones (163 acres).
- Modern, detached HQ facility comprising 52,214 sq ft on a 2.41 acre site.
- Let entirely to Bright Blue Foods Ltd, the UK's largest own-label cake and chilled dessert manufacturer.
- A renewed 15-year FRI lease from 22 November 2025 with no breaks (14.3 years unexpired).
- Passing rent of £388,994 pa (£7.45 psf), with 5-yearly OMV rent reviews.
- Secure covenant with a 5A2 D&B rating, reported turnover of £226M.
- Bright Blue Food supplies the vast majority of supermarkets with own-label cakes and desserts, including M&S, Waitrose, Sainsbury's, Morrisons and Aldi.
- The tenant has been in occupation since 2005, undertaken a significant fit out and recently committed to a new long-term lease.
- Freehold.



PROPOSAL

We are instructed to seek offers in excess of **£5,400,000 (Five Million, Four Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

A sale at this price reflects a net initial yield of **6.75%**, (after purchaser's costs of 6.61%), and a capital value of **£103 psf** (below VP value).



BRIGHT BLUE FOODS, BLACKBURN, BB1 2PT

LOCATION

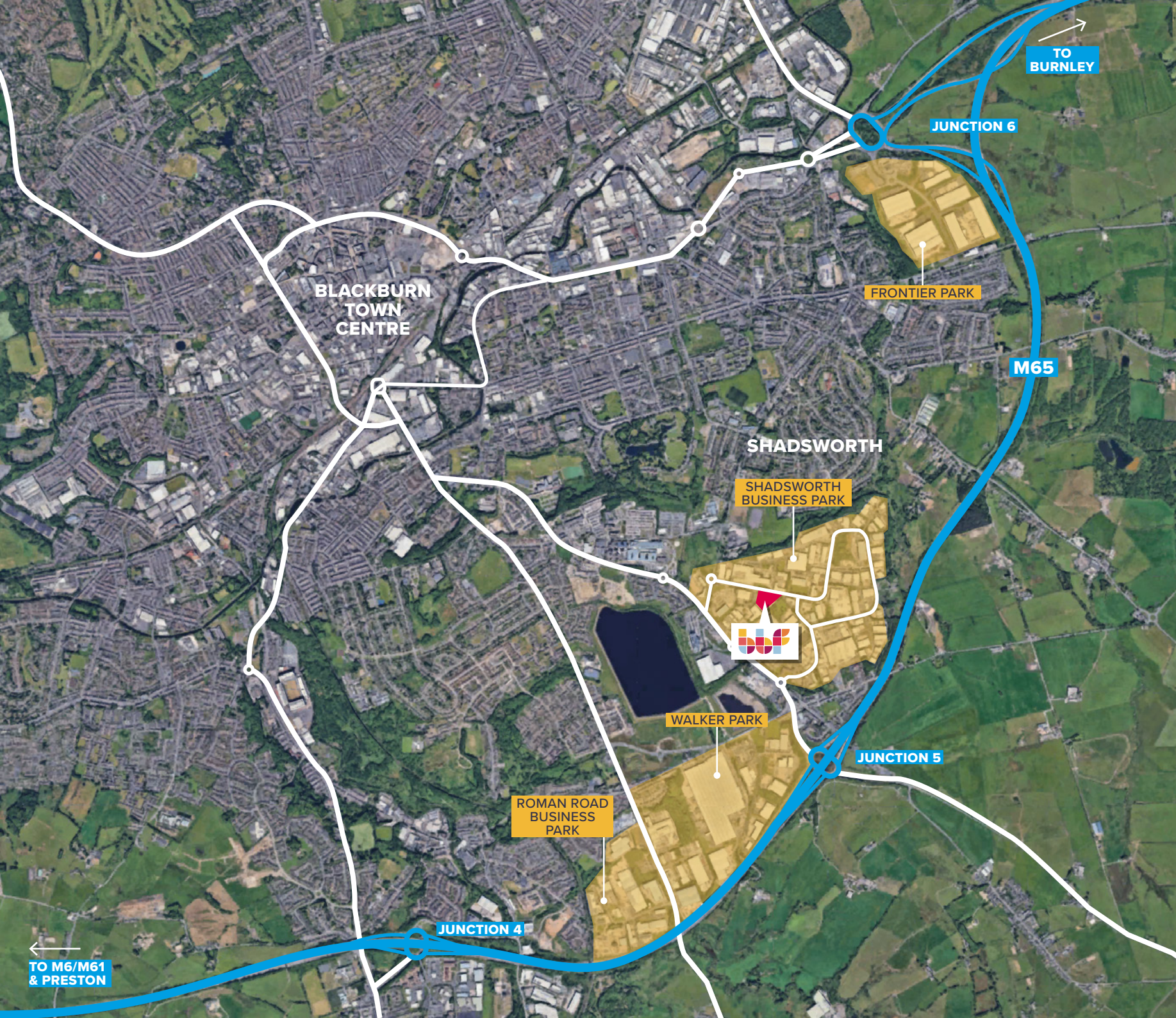
Blackburn is the principal commercial centre within East Lancashire, situated approximately 13 miles east of Preston and 24 miles north west of Manchester.

The town benefits from excellent connectivity to the national motorway network, with direct access to Junctions 4, 5 and 6 of the M65. The major M6/M61/M65 interchange at Walton Summit sits just 8 miles to the West, which in turn links with the M62, M60 and M66 Motorways all within a 30 minute drive.

Blackburn railway station provides direct services to Preston, Burnley, Bolton and Manchester, all within 40 minutes and to London Euston within 3 hours.

Blackburn and Darwen has a large urban residential population of 157,500, making it the largest of the Lancashire authorities and is home to over 5,400 business. It is the dominant destination within the wider M65 motorway corridor benefitting from a long-standing manufacturing and logistics heritage.





SITUATION

The subject property is prominently situated within the heart of the established Shadsworth Business Park, Blackburn's principal industrial and commercial location, totalling approximately 163 acres.

Shadsworth Business Park is located immediately adjacent to J5 of the M65 motorway and 2 miles south of Blackburn town centre. The Estate is accessed from the A6177, in turn providing direct access to the motorway network.

The location has a proven track record of attracting significant blue-chip businesses, with current occupiers at Shadsworth and neighbouring Walker Park including Calsberg Marstons, Huhtamaki, Sally Salon Service, Anord Mardix, Wolseley, Navigator Tissue, Amcor, GAP, CSH Transport and RPC Group amongst others.

The property benefits from a prominent corner plot with extensive frontage onto Sett End Road, the main arterial estate road through Shadsworth Business Park.

DRIVE TIMES

LOCATION	MILES	TIME
J5 M65	0.7 miles	3 mins
M65 / M61 Interchange	8 miles	10 mins
J29 M6	10 miles	12 mins
M6 / M55 Interchange	16 miles	19 mins
Blackburn Town Centre	2 miles	7 mins
Blackburn Railway Station	2.5 miles	10 mins
Preston	14 miles	20 mins
Manchester City Centre	22 miles	40 mins
Leeds City Centre	55 miles	1 hour

DESCRIPTION

The property comprises a modern, detached, two-bay industrial unit, constructed in c.2004 to an excellent specification, including:



Steel portal frame construction beneath a pitched metal clad roof.



6.90m eaves height to underside of haunch.



2 electric level access loading doors.



Dedicated concrete surfaced loading & storage yard.



Internal two-storey office accommodation, with New Product Development lab, boardrooms and passenger lift.



Separate staff and visitor parking, providing c.35 spaces at the front of the property.



Extensive, fully lit, canopy (3,504 sq ft) over the loading provisions.



Secure fully fenced site benefitting from two electric barrier gates.

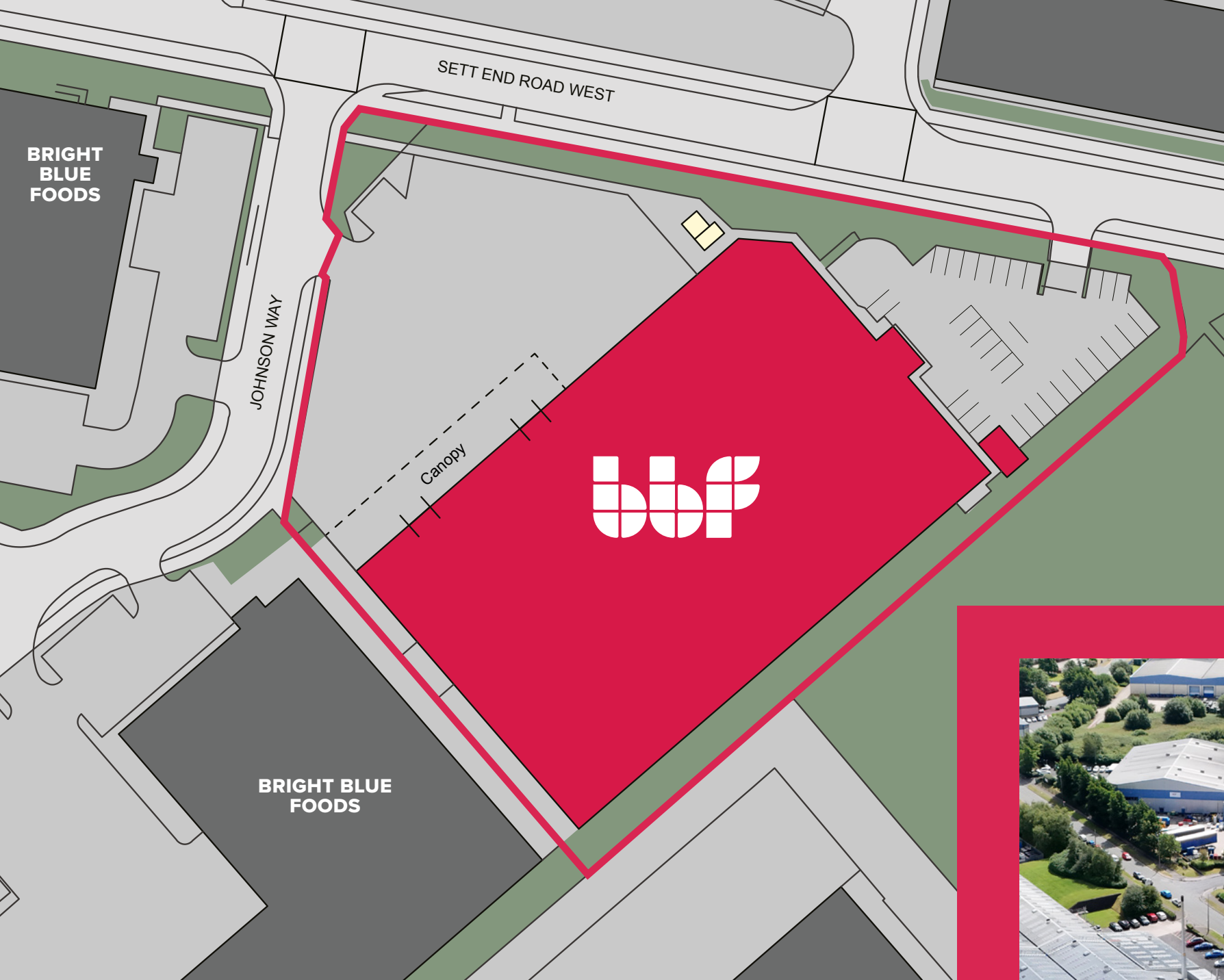


LED lighting throughout.



Extensive fit out by the tenant for an ambient bakery / cake production and accommodates the tenant's UK head office functions.





ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following GIA:

DESCRIPTION	SQ M	SQ FT
Warehouse	3,958.40	42,608
GF Office	432.30	4,653
FF Office	390.10	4,199
Store	23.90	497
Plant Room	23.90	257
Total GIA	4,850.90	52,214
Canopy	325.5	3,504



SITE AREA

The overall site area extends to approximately 2.41 acres (0.98 hectares).

TENURE

The property is held freehold (title ref – LAN31652).

TENANCY

Bright Blue Foods have occupied the premises since 2005 and have recently agreed a renewal on a 15 year term with no break options (14.3 years term certain), in accordance with the table below:

TENANT	SIZE (SQ FT)	LEASE START	LEASE EXPIRY	RENT REVIEW	PASSING RENT (£PA)	PASSING RENT (£PSF)	COMMENTS
Bright Blue Foods Ltd	52,214	22/11/2025	21/11/2040	22/11/2030 22/11/2035 (OMV)	£388,994	£7.45	Tenant has been in occupation since 2005 with an FRI lease. 12.5 months rent free from commencement (to be topped up by vendor). Tenant mezzanine and Landlord canopy not included in the floor area.



TENANT COVENANT



Bright Blue Foods Ltd (BBF) is the UK’s largest own-label cake manufacturer and a leading producer of ambient cake and chilled desserts. Established in 1994 and backed by Endless LLP since 2015, BBF is a market-leader and serves virtually all of the UK’s major grocery retailers.

BBF operates four manufacturing facilities across the UK and a further site in Poland, employing over 2,000 people. The business is estimated to manufacture more than one in twelve cakes sold in the UK, with annual production in excess of 100 million cakes and desserts.

The company supplies the majority of the UK’s leading grocery retailers, including Tesco, Sainsbury’s, Asda, Morrisons, Aldi, Lidl, Waitrose, M&S and Iceland. BBF also manufactures licensed products for globally recognised brands including Mars and Aunt Bessie’s.

The subject property comprises the group’s UK headquarters and key bakery facility.

More information about BBF can be found at www.bbflimited.com

BBF holds a D&B rating of 5A2, reflecting substantial financial strength. The company’s latest financial information is provided below:

	FY 2025	FY 2024	FY 2023	FY 2022
Turnover	£226,300,000	£238,500,000	£221,800,000	£196,300,000
Pre-Tax Profit	£10,730,000	£13,700,000	£-3,053,000	£5,600,000
Net Current Assets	£22,700,000	£14,700,000	£5,300,000	£5,900,000
Tangible Net Worth	£37,300,000	£29,140,000	£26,145,000	£15,623,000



INVESTMENT TRANSACTIONS

DATE	ADDRESS	SIZE	AWULT	PRICE	NIY	CAPITAL VALUE £PSF
Available	Bright Blue Foods, Blackburn	52,214	14.30	Q£5.40M	Q6.75%	Q£103
Under Offer	Calder Group, Chester	30,412	12.00	Q£3.10M	Q6.00%	Q£102
Under Offer	DHL, Runcorn	72,317	10.00	Q.£12.88M	Q6.25%	£178
Q2 2026	DX Express, Normanton	43,243	4.25	£4.625M	6.00%	£130
Q1 2026	Howdens, Chester	11,773	10.00	£1.74M	6.50%	£142
Q1 2026	EVRI, Bristol	113,573	10.00	£16.05M	5.80%	£148
Q4 2025	Johnson Workwear, Bolton	19,022	10.00	£1.90M	6.44%	£100
Q3 2025	Metalock, Coventry	28,217	10.00	£3.76M	5.75%	£133

EPC

The property has an EPC rating of B-37, and a copy is available within the data room.

VAT

The property has been elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern.

DATA ROOM

Access to our marketing data room is available upon request.

SERVICE CHARGE

A service charge is administered for the maintenance of the access road (Johnson Way). The service charge equates to £0.19 psf, payable by the Tenant.

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CONTACTS

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

JOHN BURROWS

E johnb@b8re.com

M 07921 137 200

MATTHEW O'REILLY

E matthew@b8re.com

M 07825 883 722

SIMON WOOD

E simon@b8re.com

M 07793 119 210



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