



FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

FARRINGTON ROAD, ROSSENDALE ROAD INDUSTRIAL ESTATE, BURNLEY, BB11 5SW

**Williams
Sillitoe**

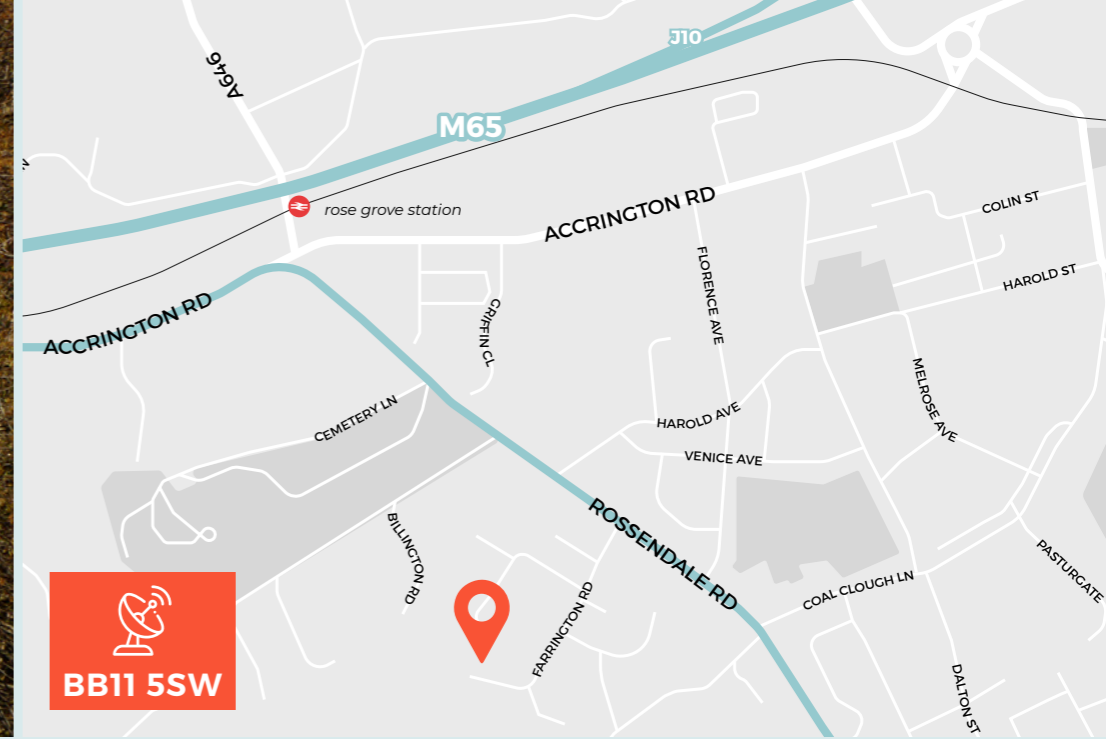


INVESTMENT SUMMARY

- High quality, detached industrial facility in established location in Burnley
- Located within 1 mile of Junctions 9&10 of M65 Corridor
- Let to established covenant of Pipeline Induction Heat Limited (Part of Stanley Black and Decker Group)
- Tenant has a current Dun and Bradstreet Rating of 4A2
- Tenant has been in occupation of the unit since 1989
- Current rent passing of £95,000 on the building (£3.90 per sq ft)
- Additional income of £11,000 per annum on adjoining car park
- Outstanding rent review not yet triggered
- 3yrs 8 months until lease expiry
- Low capital value of £64 per sq ft

PROPOSAL

We are instructed to seek offers in excess of £1.55m subject to contract and exclusive of VAT. A purchase at this levels reflects a NIY of 6.44 % after purchasers costs of 6.12%.



LOCATION

Rosendale Road Industrial Estate is one of the largest and most established Industrial Estate in Burnley with over 2,000 people employed here. The estate has a diverse range of occupiers from all sectors with key occupiers including Veka PLC, The Original Factory Shop and Doric FPD.

The estate is situated to the west of Burnley town centre within 1 mile of Junctions 9 & 10 of the M65 Corridor.

Burnley is approximately 21 miles (34 km) north of Manchester and 20 miles (32 km) east of Preston. Burnley is served by Junctions 9, 10 and 11 of the M65 motorway, which runs west to Accrington, Blackburn and Preston (where it connects to the M6), and northeast to Nelson and Colne.



DESCRIPTION

- Detached Unit constructed in 1989
- Steel portal frame construction
- 6m Eaves
- Steel cladding roof and elevations
- 2 Storey office accommodation across front elevation
- Fenced and secure yard to side and rear
- Large staff car park to front of site
- Additional car park adjacent to main site with adjoining parcel of land

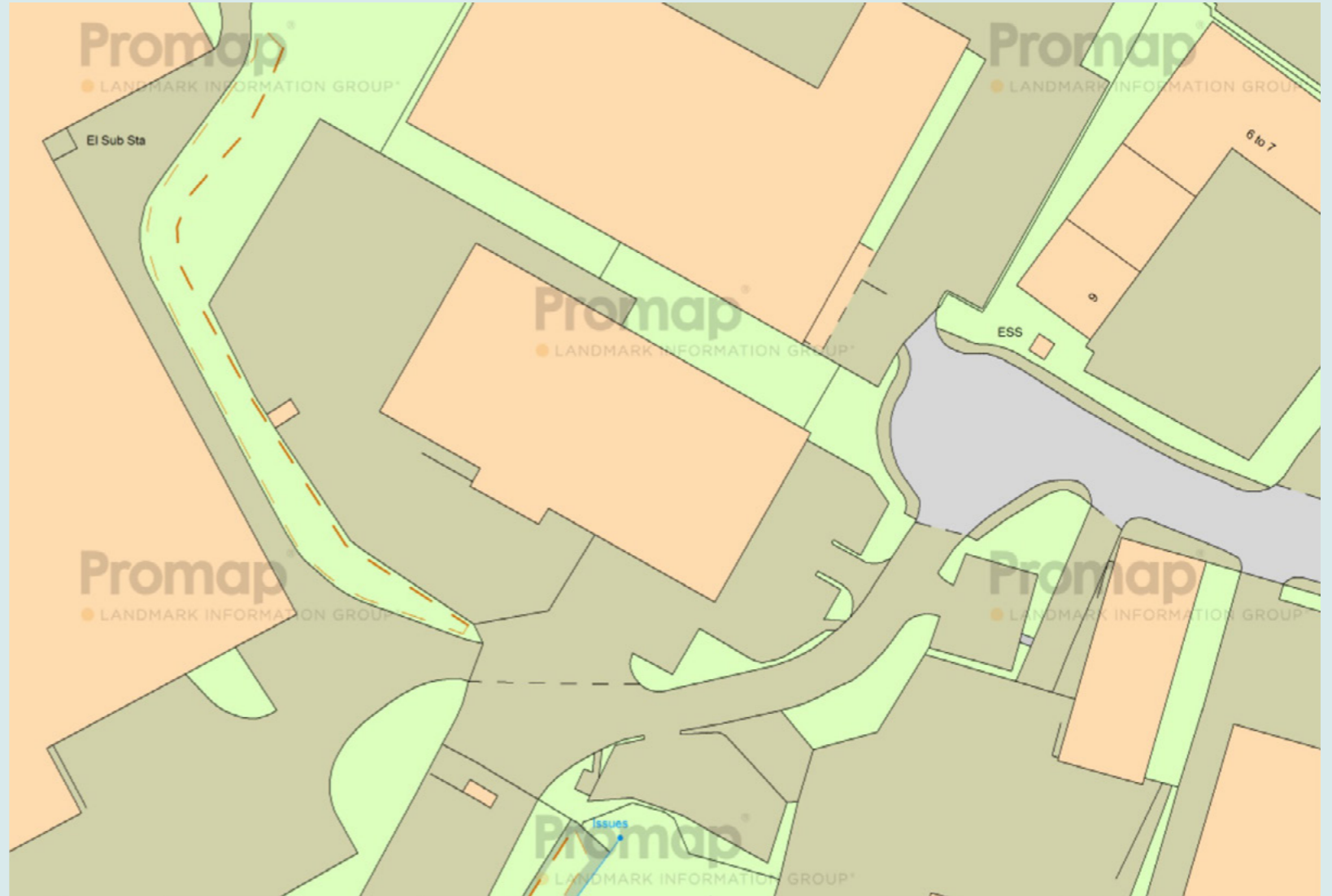


AERIAL PLAN



ACCOMMODATION:

	Sq Ft	Sq M
Warehouse	15,877	1,475.02
CF Office	3,983	370.03
FF Office	4,459	414.25
Total	24,319	2,259.30





THE TENANT

Pipeline Induction Heat Ltd (Company Registration Number 01478556) are a global company headquartered in Burnley and are a subsidiary of Stanley Black and Decker Group; a global leading tools and innovation business and a listed company on the Fortune 500 with revenues of £14.5 Billion.

PIH provide services to the energy and pipeline industry on a global basis and their 200+ employees are primarily involved with manufacture, research and development, specialist application, training and project-specific equipment supply.

They have a current Dun & Bradstreet rating of 4A 2 and are considered low risk.

Year	31/12/2019 31/12/2020	31/12/2018 31/12/2019	31/12/2017 31/12/2018	31/12/2016 31/12/2017
Turnover	£20,673,510	£20,173,251	£39,953,634	£50,827,889
Pre-tax Profit	-£1,098,186	-£1,750,824	-£3,579,575	£4,250,385
Shareholder Funds	£17,265,631	£19,086,292	£21,496,209	£32,759,401

TENANCY INFORMATION

- Let to **Pipeline Induction Heat Limited** (company registration number 01478556)
- Full Repairing and Insuring Lease from 24th June 2020 and ending on 23rd June 2025
- Annual rental of £95,000 exclusive
- Additional Car Parking area held on a separate lease and co-terminus with the main lease at an annual rental of £11,000 exclusive
- Outstanding rent review dated 24th June 2021

TENURE

The property is held freehold

EPC

A copy of the EPC can be provided on request

VAT

The property is elected for VAT and it is the intention to treat this transaction as a transfer of a going concern (TOGC)

PROPOSAL

We are instructed to seek offers in excess of £1.55m subject to contract and exclusive of VAT. A purchase at this level reflects a NIY of 6.44% after purchasers costs of 6.12%

FURTHER INFORMATION



MARK SILLITOE

01625 800 066

ms@willsill.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2021. RB&Co 0161 833 0555. www.richardbarber.co.uk

FARRINGTON ROAD, ROSSENDALE ROAD INDUSTRIAL ESTATE, BURNLEY, BB11 5SW