

FOR SALE

Multi Let Warehouse Investment

Sixteen.



**Potter Point,
Pimbo Industrial Estate,
Skelmersdale,
WN8 9PW**

- Multi let industrial estate
- Asset management opportunities
- 7.8 acre site
- Passing rental of £190,697 pa
- Fixed uplifts to £201,697 pa

130,644 sq ft

For viewings or further information
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Potter Point, Pimbo Industrial Estate, Skelmersdale, WN8 9PW

- 7.8 acre site
- Substantial parking facilities
- CCTV
- Electrically operated gate

Location

The units are situated on Potter Place which is located on the well established Pimbo Industrial Estate, Potter Place is accessed directly off Pimbo Road (A577) which provides direct access to J5 of the M58 (0.25 miles), which leads to the J26 of the M6 motorway (2 miles). Skelmersdale town centre lies approximately 1.5 miles to the North West.

Tenure

Freehold

Price

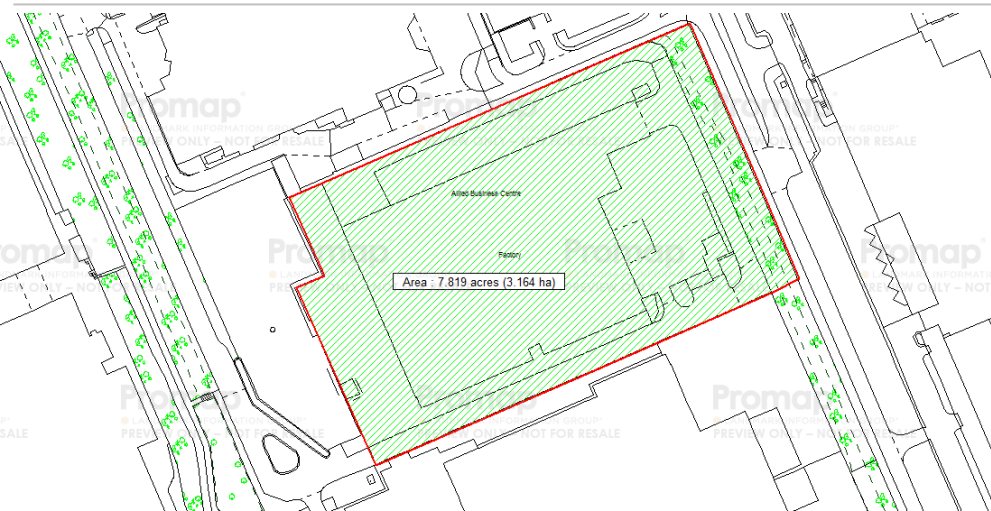
On application

Description

The property comprises a large warehouse facility that has been sub-divided to create a number of self contained units..

The units benefit from:

- 5m eaves rising to 7.4m at the apex
- Roof with metal sheeting and incorporating a minimum of 15% translucent panels
- Modern external cladding overlay.
- Electricity operated loading doors of 5.5m high by 4m wide.
- Substantial concrete yards and circulation areas



Site Plan

Misrepresentation Act

Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. March 2018.



Tenancies

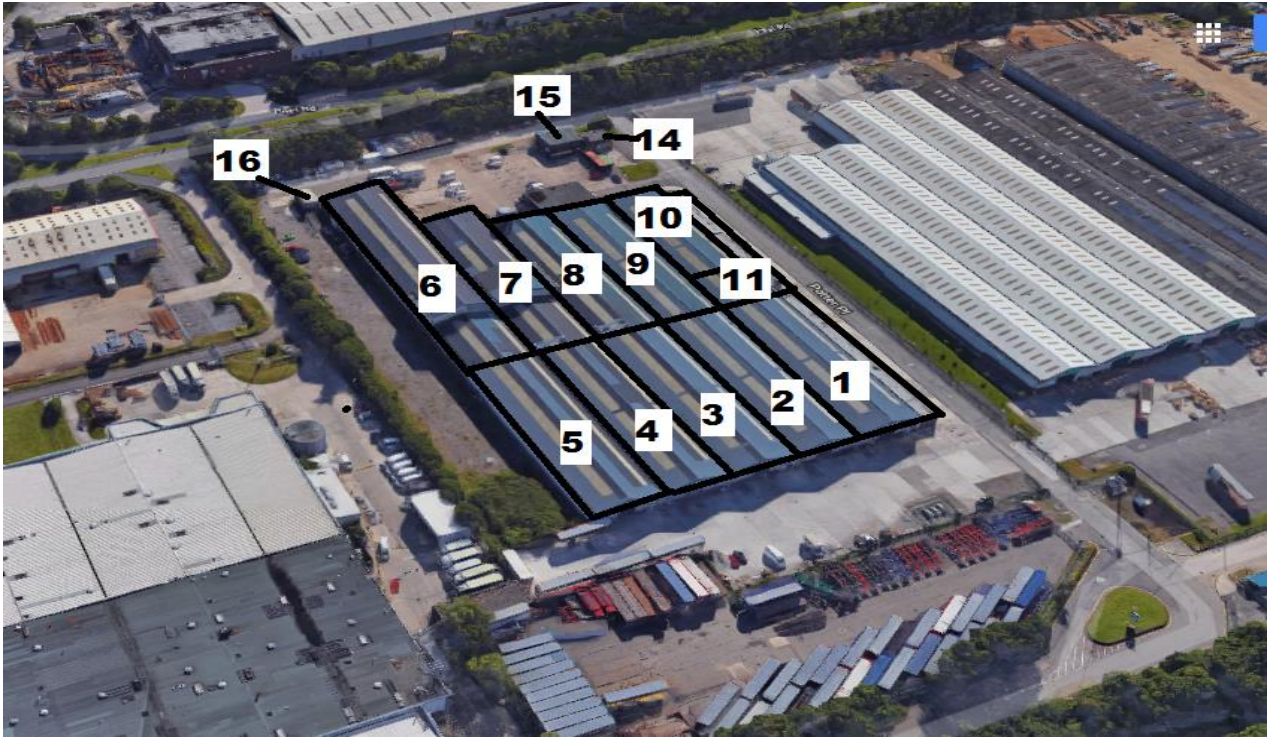
Unit	Tenant	Size (sq ft)	Lease Start Date	Expiry (Break)	Current Rent (pa)	Current Rent (psf)	Comment
1	Vacant	15,219					Currently being marketed at £4.75 psf
2	Vacant	11,491					Currently being marketed at £4.75 psf
3	Quartz Fabrication Ltd	11,810					Quartz Fabrication owned by the vendor and will take a 10 year lease
4	Rafala UK Limited	11,828	01/10/15	01/10/21 (30/09/18)	£25,000	£2.11	Outside LTA 1954 Rent review – 30/09/18
5	SJ Warehousing and Transport Ltd	16,477	27/04/15	26/04/21	£27,000	£1.64	Up lift in rent to £33,000 pa / £2.00 psf in April 2018 Outside LTA 1954
6	SJ Warehousing and Transport Ltd	12,060	17/02/16	16/08/21	£20,000	£1.66	Up lift in rent to £25,000 / £2.07 psf in February 2019 Outside LTA 1954
7-11	Deralam Laminates Limited	49,727	29/09/17	28/09/32	£113,497	£2.28	Five yearly rent reviews
14	Cunliffe Construction	595	14/08/08		£1,200	£2.02	No lease in place, pays monthly
15	Paul Lewis t/a Freedom Bedrooms	1,032	25/01/12	24/01/17	£4,000	£3.88	Pays monthly
16	Vacant	405					
	TOTAL	130,644		TOTAL	£190,697		

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Unit Plan



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