

UNITS 1 & 6, WILSON ROAD
HUYTON BUSINESS PARK, MERSEYSIDE L36 6JF

**HIGH YIELDING REVERSIONARY
INDUSTRIAL INVESTMENT**





INVESTMENT SUMMARY

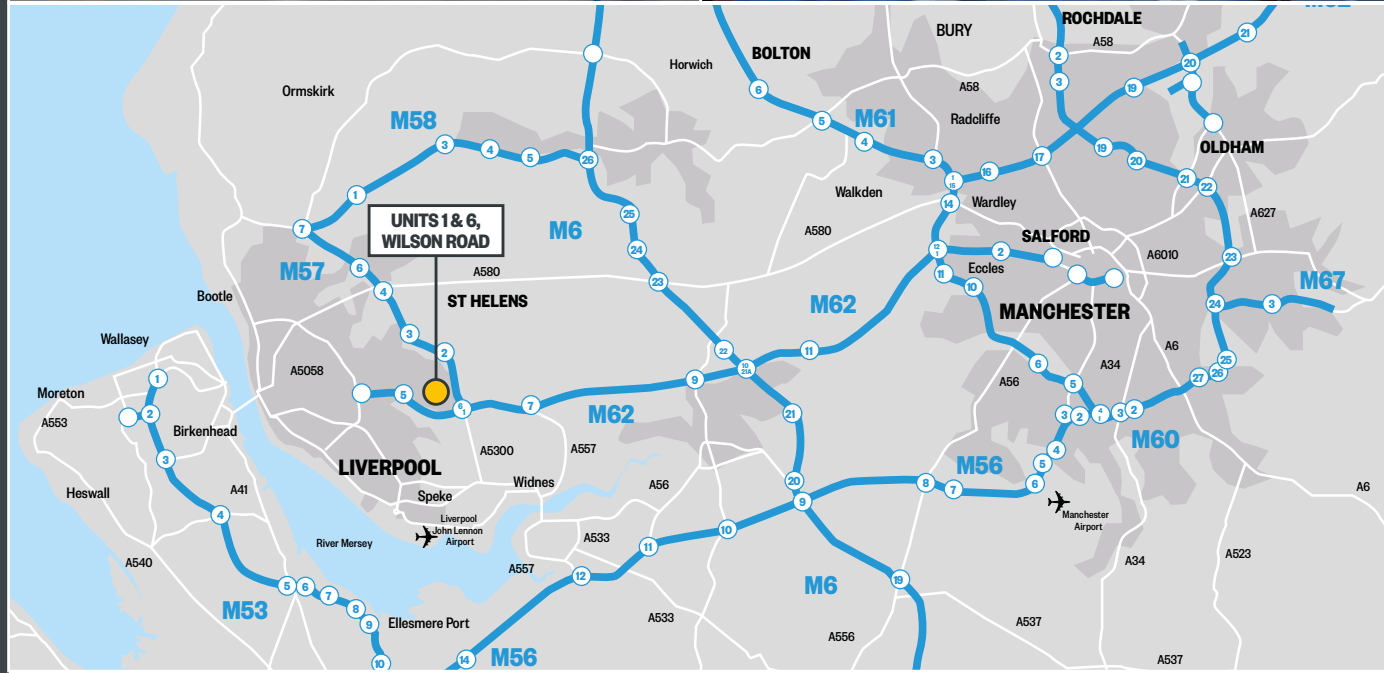
- >> High yielding reversionary industrial investment
- >> Excellent location on the established Huyton Business Park, adjacent to the intersection of the M62 and M57 Motorways
- >> Two detached, well specified industrial units on a large site extending to **6.47 acres**.
- >> Unit 1 comprises **92,117 sq ft** whilst Unit 6 provides **31,272 sq ft** of accommodation (**123,389 sq ft** in total)
- >> Unit 1 is secured to the undoubted covenant of City and St James Property Holdings Limited (D&B Rating 5A1) with circa 3.5 years unexpired
- >> Unit 6 is secured to the established covenant of Locker Freight Limited (D&B Rating A1) on a lease expiring in April 2019.
- >> Low combined passing rental of £282,690 per annum reflecting just **£2.48 psf** on Unit 1 and £1.73 psf on Unit 6.
- >> Estimated Rental Value of **£370,617 per annum** (£3.00 psf)
- >> Scope to agree surrender with City and St James Property Holdings Limited (not in occupation), split/refurbish and significant increase rents
- >> Freehold
- >> Seeking offers in excess of **£3,500,000** (Three Million Five Hundred Thousand Pounds), reflecting a net initial yield of **7.59%**, a reversionary yield of **9.95%** and a low capital value of **£28 psf**

LIVERPOOL

Liverpool is the principal commercial centre for the Merseyside conurbation, with an urban area population of approximately 470,000, extending to over 1.5 million within 20 km (12.5 miles). The city is situated approximately 349 km (218 miles) north west of London, 157 km (98 miles) north west of Birmingham and 54 km (34 miles) west of Manchester.

Liverpool is the sixth largest city in the United Kingdom and the second largest in the North West, the country's largest economic region outside London and the South East. Historically, Liverpool's economy was built on its port, which at one stage was the largest international port in the world, however the Liverpool economy now has a much wider and sustainable base, with strong service sector representation.

In addition, the city was awarded the European capital of Culture Status in 2008, which brought in an estimated £3bn inward investment, supported an extra 17,000 jobs and attracted a further 9.7m annual tourists to the city. Together with the assistance of Objective 1 Funding and a very proactive approach to urban regeneration from the City Council, these factors have helped the city to recover from the decline of heavy industry and returned Liverpool to economic prosperity.



HUYTON

Huyton is one of Liverpool's largest suburbs and is located approximately 8 km (5 miles) east of Liverpool city centre. The town is a densely populated residential area and the administrative centre for the Metropolitan Borough of Knowsley, with the Council offices, Magistrate Courts and Primary Care Trust all located within the town centre.

Huyton has a resident population in excess of 60,000 people and a 10-minute catchment population in excess of 265,000, extending to over 765,000 within 10km.

HUYTON BUSINESS PARK

Huyton Business Park is a well-established estate with occupiers including Acquila, Halewood International, Olympic Foods, Parcel Force, Travis Perkins, Premier Inn and Liverpool Football Club amongst others.

Huyton Business Park comprises a well-established industrial and trade counter location, strategically situated adjacent to the M62/M57 intersection, known locally as Tarbuck Island.

The region has been enhanced further by the completion of a number of major infrastructure projects which include the Liverpool2 Container Terminal and also the New Mersey Crossing Bridge.



**HUYTON IS THE
ADMINISTRATIVE CENTRE
FOR THE METROPOLITAN
BOROUGH OF KNOWSLEY,
WITH THE COUNCIL
OFFICES, MAGISTRATES
COURTS AND PCT ALL
LOCATED WITHIN THE
TOWN CENTRE.**

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HUYTON BUSINESS PARK, MERSEYSIDE L36 6JF



SITUATION

The subject property benefits from excellent frontage onto Wilson Road close to its junction with Stretton Way which is the main thoroughfare on the estate. The area is made up of predominately industrial occupiers.

- | | | | | | | | | |
|----------------------------------|-----------------------------------|---------------------------------|--|---------------|--|-------------------------|------------------------------|------------------------|
| 1
HALEWOOD
Wines & Spirits | 2
Premier Inn | 3
VEOLIA | 4
JohnMason
International Movers | 5
DAF | 6
Travis Perkins | 7
SPROMAK
LTD. | 8
SCREW-FIX | 9
Lombard Shipping |
| 10
COVEX | 11
HALEWOOD
Wines & Spirits | 12
PARCEL-FORCE
WORLDWIDE | 13
L.F.C. | 14
BATLEYS | 15
Olympic
THE SOURCE OF FINE FOOD | 16
VILLAGE
HOTELS | 17
HOWDENS
JOINERY CO. | 18
GRUPO
ANTOLIN |

DESCRIPTION

The property comprises two detached distribution units located adjacent to one another and constructed to the following specification:-

UNIT 1

- >> A detached industrial unit with associated office and storage accommodation
- >> Steel portal frame construction in two bays with part metal and part brick clad elevations beneath a pitched clad roof
- >> Four level access loading doors to the front of the property leading to a shared service yard
- >> A large canopy area to the front of the property situated over the loading doors
- >> A sizable secure parking area to the rear of the property with its separate secure access
- >> Single storey offices to the rear of the property together with a separate two-storey office/workshop building
- >> Internal eaves of 4.87m to the warehouse

UNIT 6

- >> Single storey detached warehouse unit with associated office accommodation
- >> Steel portal frame construction within two bays
- >> Part metal and brick clad elevations beneath a pitch clad roof
- >> Internal eaves height of approximately 4.29 m
- >> Single storey office extension to the front of the property
- >> Loading to the side and rear of the property via five level access loading doors
- >> There is a canopy area to the rear of the property
- >> An extensive area of frontage to Wilson Road which is currently made up of landscaping and pavement

In addition there is extensive car parking and hard standing areas surrounding both properties.



ACCOMMODATION

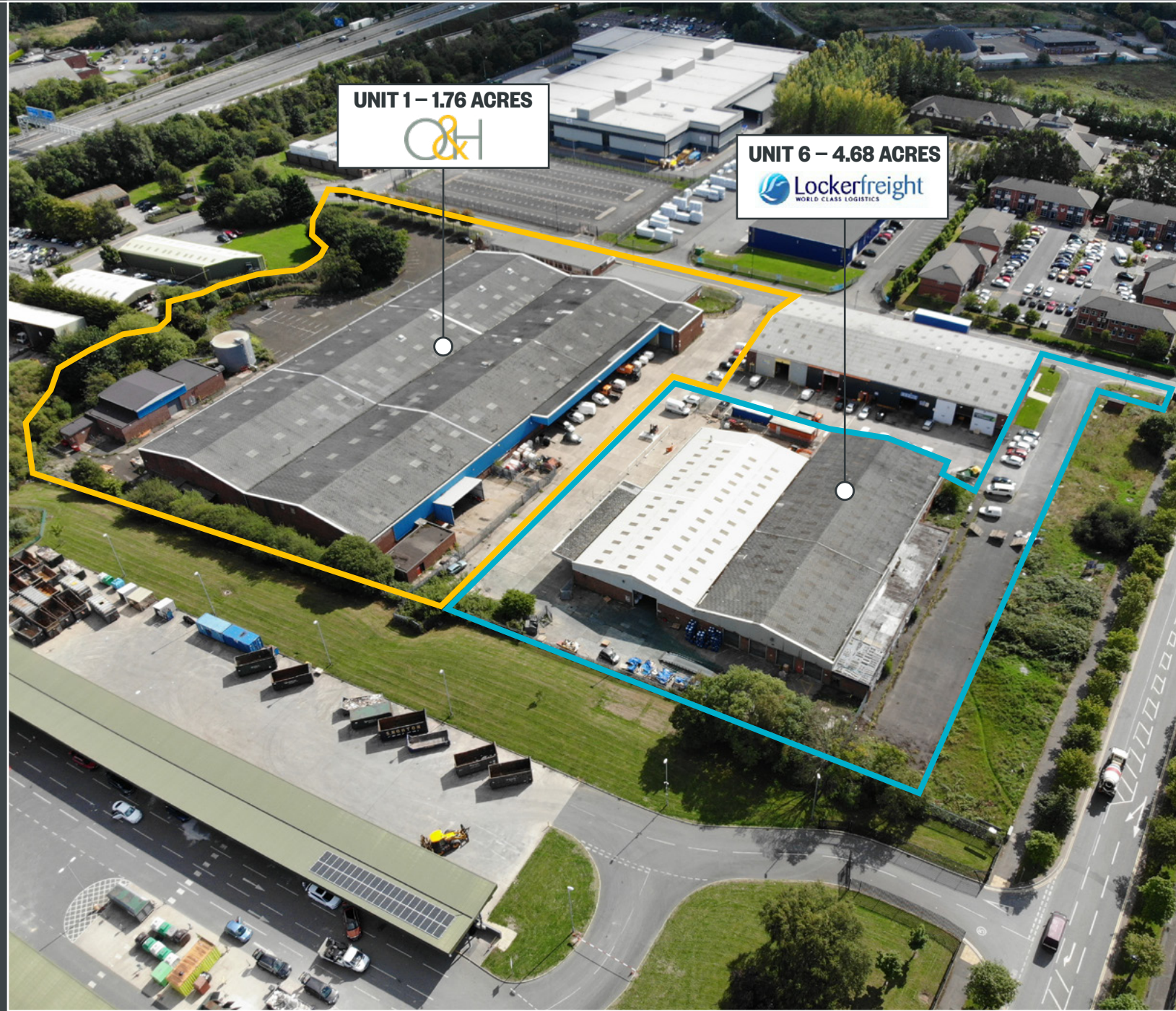
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:-

	Sq Ft	Sq M
Unit 1	92,117	8,557
Unit 6	31,272	2,905
Total	123,389	11,462

SITE

The site extends to 6.44 acres reflecting a site density of 44%.

**6.44 ACRES
WITH A
SITE COVER
OF 44%**

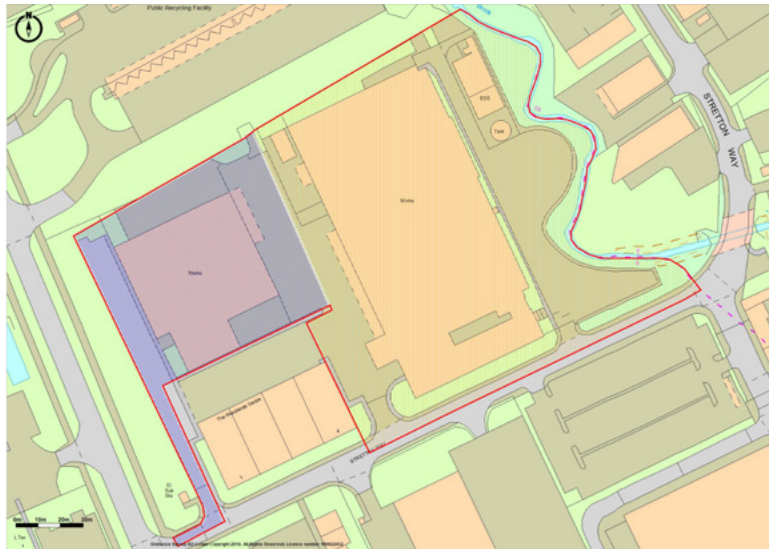


TENANCY

The property is held Freehold (Title Number: MS346313 and MS346355).

Unit	Tenant	Area (sq ft)	Lease Start	Next Rent Review	Lease Expiry Date	Rent Per Annum	Rent psf	ERV	ERV psf	Comments
Unit 1	City & St James Property Holdings Ltd	92,117	1-Apr-71	1-Apr-13	31-Mar-22	£228,500	£2.48	£276,351	£3.00	Outstanding rent review
Unit 6	Locker Freight Ltd	31,272	2-Apr-17		1-Apr-19	£54,190	£1.73	£93,816	£3.00	
		123,389				£282,690	£2.29	£370,167		

TENURE



COVENANT STATUS



CITY AND ST JAMES PROPERTY HOLDINGS LIMITED

City and St James Property Holdings Limited (Company Number: 216710) is an investment holding company, forming part of O&H Properties Limited, established in 1982, by Frank Shahmoon & David Gabbay. Currently, the company employs over 35 people and its assets are valued at approximately £1 billion.

City and St James Property Holdings have been granted a Dun & Bradstreet rating of 5A1. The Company has a Creditsafe rating of 53 (Low Risk) and an international score of B (Low risk).

Year Ending	28 Feb 2017	29 Feb 2016	29 Feb 2015
Turnover	£353,929	£338,923	£374,178
Pre-Tax Profit (Loss)	£100,868	(£46,147)	£214,229
Shareholders Funds	£58,249,970	£58,431,739	£58,475,611

Further information:
www.oandh.com



LOCKER FREIGHT LIMITED

Locker Freight Limited (Company Number: 1048184) are a market-leading, world-wide logistics provider with over 40 years of experience specialising in export and import services, warehousing, freight forwarding and all logistic requirements.

The Company has a Creditsafe rating of 41 (Moderate Risk) and an international score of C (Moderate risk).

Year Ending	28 Feb 2017	29 Feb 2016	29 Feb 2015
Turnover	–	–	–
Pre-Tax Profit (Loss)	–	–	–
Shareholders Funds	£239,998	£211,573	£170,730

Further information
www.locker-freight.co.uk

ENERGY PERFORMANCE CERTIFICATE

Unit 1	F131
Unit 6	D81

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.

ANTI-MONEY LAUNDERING REGULATIONS

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

A dataroom is available with the following information:

- >> Leases
- >> Title Plan
- >> Title Register
- >> EPC
- >> Insurance Certificates
- >> Accounts
- >> Creditsafe Rating
- >> Letting Brochure



PROPOSAL

Our client is seeking offers in excess of

£3,500,000

for their freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects the following yield profile after deducting purchase costs:

 **7.59%**
Net Initial Yield

 **9.95%**
Reversionary Yield

 **£28**
psf capital value

 **£541k**
per acre

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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