

INDUSTRIAL/GYM INVESTMENT FOR SALE



1-2 Shire Hill Industrial, Estate, Saffron Walden, CB11 3AQ

Location

The properties are located within an established industrial estate, a short distance to the west of its junction with Thaxted Road which is to the south east of Saffron Walden town centre.

Description

The property comprises two neighbouring industrial buildings of concrete frame construction with brick and block external walls beneath a pitched asbestos sheet roof with translucent roof lights.

Each unit benefits from a roller shutter loading door (3m x 2.45m) and provides an open plan warehouse/workshop accommodation with office accommodation and WC. The current tenant has fitted out as a gym, office, treatment room and customer shower block.

To the front is an area of parking for approximately 8 cars with a secured yard area to the side of each building providing vehicular access.

Accommodation

We calculate the property has the following gross internal area (GIA):

Unit 1	1,940 sq. ft
Unit 2	2,200 sq. ft
Total GIA	4,140 sq. ft (384 sq.m)

Lease

The property is held by way of an FRI lease to JustGym Ltd at a passing rent of £32,500 pax until 30/11/2032. The lease incorporates a tenant break on 1/12/2027. If the break clause is not exercised the rent is uplifted to £35,000pax.



Asking Price

Freehold offers of £460,000 are invited subject to the occupational lease reflecting a net internal yield of 6.7%, having regard to a purchaser's costs of 6.25%.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Rateable Value

We have been unable to identify the Rateable Value in the Valuation List. Interested parties will be required to make their own enquiries.

Energy Performance Certificate

The properties have an energy efficiency rating of E106



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