



UNIT 7, 53 SISNA PARK ROAD, PLYMOUTH, PL6 7AE

INVESTMENT - FOR SALE £330,000

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LOCATION:

Estover lies approximately 5 miles north of the City Centre and 1.5 miles from the A38 dual carriageway which links Plymouth to Cornwall and to the M5 at Exeter. Sisna Park is located on a lively mixed use business park in Estover. Nearby occupiers include St John's Ambulance, Redrock, Waterjet and RS Components

DESCRIPTION:

Portal frame industrial unit with a minimum eaves height of 5.5m, accessed via a roller shutter goods door. The unit has a mezzanine floor with office space. Parking spaces externally.

TENURE / LEASE TERMS:

The property is currently tenanted under a lease for a term of 10 years from 28th September 2021, with a tenant-only break option at the end of the 5th year. The current rent is £16,500 per annum with an upwards-only rent review in 2026. It is therefore considered highly reversionary with similar units attracting rents up to £25,000pa.

The freehold interest in this property is for sale at a price of £330,000 +VAT. Assuming purchaser's costs of 2.58%, the net initial yield is therefore 4.87% and a reversionary yield of 7.39%.

SCHEDULE OF ACCOMMODATION:

Ground floor: 2,044sqft (190sqm)

First floor: 430sqft (40sqm)

Total: 2,475sqft (230sqm)

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £14,250.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (84).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers with the co-operation of the current tenant. Please contact:-

Gareth Forrest

Andrew Bell

Ifan Rhys-Jones

01752 222135

Email enquiries@listers.uk.com





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