bramleys

For Sale

Industrial Premises
Red Doles Lane
Huddersfield HD2 1YF

Price: Offers in the region of £975,000

SINGLE LET INDUSTRIAL INVESTMENT
Initial Gross Yield 9.74%

- Single let industrial investment opportunity occupied by Dual Seal Glass Limited, a company incorporated on 22 March 1995
- Industrial building extending to 27,814ft² on a site of approximately 1.5 acres
- Dual Seal Glass Limited will take a 15-year lease from completion at an annual rent of £95,000 with 5 yearly rent reviews and tenant only break options
- The property is leasehold with 40 years unexpired on the ground lease.

DESCRIPTION

The property comprises a single storey factory extending to approximately 27,814ft² which is positioned upon a site extending to 1.5 acres.

The property is occupied by Dual Seal Glass Limited who also occupy the adjoining industrial site.

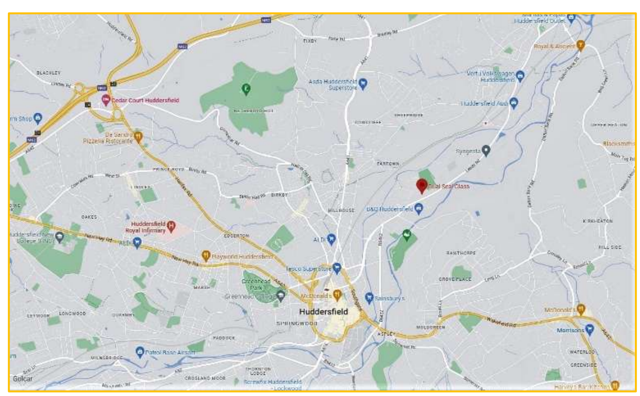
The building provides good quality manufacturing/warehousing accommodation with a single storey office extension and has the benefit of loading from 2 elevations in addition to a good-sized secure yard for external storage, loading and on-site staff car parking.

The northern boundary is open to the adjoining property which is also occupied by Dual Seal.

LOCATION

The property is located along Red Doles Lane close to its intersection with Leeds Road (A62) approximately 2 miles to the northeast of Huddersfield town centre. Leeds Road is a primary commercial and industrial corridor within Huddersfield and provides good access to the M62 motorway network at Junction 24. Nearby occupiers include Myers Group and Readymix Huddersfield, PPG Architectural and Northgate Vehicle Hire, in addition to being near the John Smiths Stadium and Leeds Road Retail Park which accommodates B & Q, Wren Kitchens and other retailers.

Huddersfield is a large town in England with a population of 124,000 and is the administrative centre of the Kirklees Local Authority which comprises a population of 370,000. Huddersfield has good access to the M62 motorway network at Junctions 23, 24 & 25, in addition to being 11 miles from Junction 38 of the M1 motorway.



PRICE
Offers in the region of £975,000.

BUSINESS RATES
The building is currently rated under the same assessment as the adjoining site also occupied by Dual Seal Glass Ltd. There is accordingly no independent rating assessment for the property.

TENURE
The property is held under leasehold titles for 99 years commencing 25 March 1965. There is accordingly 40 years unexpired.

The titles include rent reviews every 20 years with the current ground rent payable being £1,776 per annum. A copy of the leasehold title extracts is available from the agent's office on request.

The freeholders are Kirklees Council who have indicated that they would consider a sale of the freehold subject to negotiation.

VIEWING
Jonathan J Wilson BSc(Hons) MRICS

Mobile: 07766 774500 / Jonathan.wilson@bramleys.com

VAT
We are informed that the property is elected for VAT.

EPC – D Rating

NOTE – An asbestos management plan has identified the presence of asbestos containing materials within the fabric of the property. A copy of the asbestos management plan is available from the agents on request.

TENANCY DETAILS AND FINANCIAL INFORMATION

The property is available by way of a sale and leaseback from Dual Seal Glass Limited. The proposal is for the company to take a lease for a term of 15 years from completion of the transaction at an annual rent of £95,000. The lease will incorporate rent reviews at years 5 & 10 and give the tenant the ability to break the lease on the expiration of years 5 & 10 on providing 6 months prior written notice.

Dual Seal Glass Ltd were incorporated on 22 March 1995 under Company Registration No. 03036278. They are an independent processor of high-performance vision and insulated spandrel glass panels for the construction industry and were acquired by Aequitas, which is Germany based company, in 2021. This is a connected business to the Vandaglass Group which operates across the Netherlands, Germany, the UK and Austria.

	2023	2022	2021	2020
	£	£	£	£
Turnover	16,284,882	16,629,758	16,241,183	14,791,930
Net Profit	(420,206)	327,301	994,969	191,340
Net Worth	6,580,589	6,535,423	6,208,122	5,213,153

bramleys.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INDUSTRIAL • RETAIL • INVESTMENT • OFFICE • LAND