Investment, Industrial / Warehouse

FOR SALE

CURCHOD&CO

Unit 13

Longbridge Industrial Park, Southampton, SO14 3FL

Long-leasehold Investment Opportunity

836 sq ft

(77.67 sq m)

- New Lease Terms Agreed
- Average Rental Income £11,550 per annum
- Popular Industrial Site with Parking
- Nearby Occupiers Include; Alloy Wheels Repair, Maniclad LTD & Wessex Controls

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Summary

Available Size	836 sq ft
Price	Offers in excess of £130,000
Rates Payable	£4,041.90 per annum
Rateable Value	£8,100
Service Charge	£781.55 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The unit is of steel portal frame construction with brick elevations. It is a mid-terraced light industrial unit providing for warehouse or workshop space, suitable for a variety of uses.

Access is provided for by a large loading door and adjacent personnel door. An additional fire-exit is located to the rear of the premises.

Location

The building is located on the Longbridge Industrial Estate, a popular commercial location, located adjacent to the Itchen Bridge. The estate benefits from good access to Ocean Village and its marina, the city centre and the docks, all within a mile of the unit.

Motorway connections are in close proximity with:
J3 M27 6.0 miles to the west
J5 M27 4.8 miles to the north
J7 M27 5.3 miles to the east

Southampton is home to one of the UK's busiest shipping ports, making the city an attractive location for logistics users. In addition to this the Southampton Central Railway Station is located approximately 2 miles from the property and serves direct links to London Waterloo taking 1 hour and 10 minutes.

Viewings

Viewings to be arranged strictly via the sole agents.

Terms

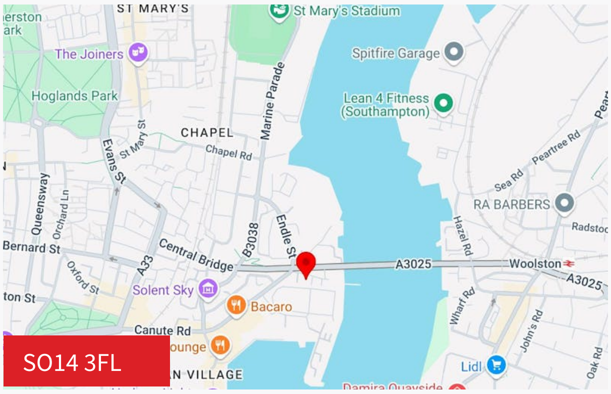
The property is let to South Coast Tints Ltd on a 5-year FRI lease commencing from 1 June 2024 under the following rental terms:

Year 1: £9,750 per annum
Year 2: £10,500 per annum
Year 3: £11,500 per annum
Year 4: £12,500 per annum
Year 5: £13,500 per annum

The long-leasehold of 125 years from 1984 (84 years remaining) is currently for sale. Ground rent: The ground rent is currently under review. For further details please contact Curchod & Co.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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More properties @ curchodandco.com


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