



Dongan Road, Warwick, CV34 4JW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# £150,000

- 92.44m<sup>2</sup> (995ft<sup>2</sup>) GIA
- Passing rent £9,000 per annum.
- Fantastic location and investment opportunity
- Gross yield 6%

\*Industrial investment\* The property is let to The Boardman Ltd on a full repairing and insuring lease for a term expiring December 2031, with a passing rent of £9,000 per annum

## Location

Situated in the well-established Cape Industrial Estate in Warwick, 9 Dongan Road occupies a position within a cul-de-sac off Cattell Road benefitting from a mixed setting of light industrial, warehouse and commercial uses alongside neighbouring residential areas. It is in close proximity to Warwick town centre and has access to the north the A46 bypass and subsequently Junction 15 of the M40 motorway, making the Midlands motorway network readily accessible for logistics and commuting.

Warwick's town centre is a short distance to the south-east providing a broad range of amenities, retail and leisure services.

## Description

This is a mid-terrace low-rise modern industrial unit built in the mid-1980s. Its design incorporates a 3 metre eaves height and a roller shutter door for servicing access (2.5m wide x 2.5m high). Also benefits from two car parking spaces to the front. Internally the property is predominately open plan with staff welfare facilities and kitchen to the front.

## Investment

The property is let to The Boardman Ltd on a full repairing and insuring lease for a term expiring on 24th December 2031. The annual rent is £9,000 per annum. The lease is excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act. This means that the tenant will not have an automatic right to renew the tenancy at the end of this lease and represents a potential opportunity for an owner occupier in the future.

## Services

This unit benefits from mains electricity, water and drainage. Prospective purchasers should make their own enquiries for continuity of services.

## Planning

For all planning enquiries, please contact Warwick District Council by emailing [planningenquiries@warwickdc.gov.uk](mailto:planningenquiries@warwickdc.gov.uk) or by calling 01926 456536.

## Tenure

The property is held leasehold for a period of 999 years from 8th March 2002.

## Energy Performance Certificate

EPC rating: 125 E valid until 26th April 2031.

## Business Rates

9 Dongan Road, Warwick rateable value from 1st April 2026 - £9,800

Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at [www.warwickdistrictdc.gov.uk](http://www.warwickdistrictdc.gov.uk) for more details.

## Legal Costs

Each party to be responsible for their own legal costs associated with the transaction.

## Viewing

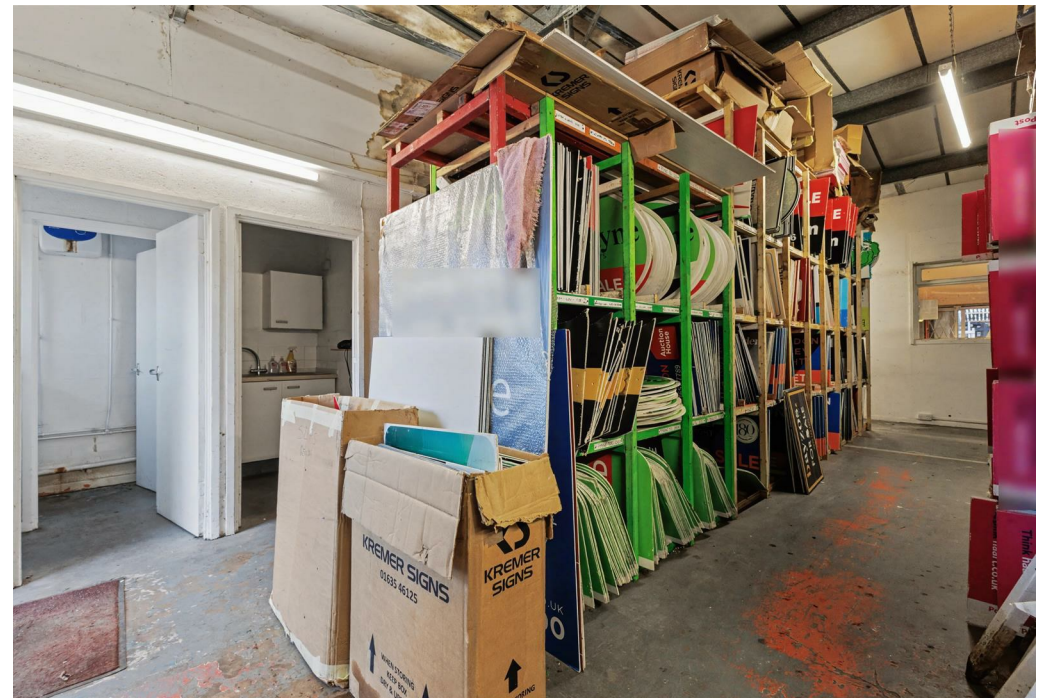
Sheldon Bosley Knight have been instructed as the sole agent. To arrange a viewing please contact [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk) or 01789 387882

## Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximates only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Sheldon Bosley







# Plan

## Ground Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)