HOLLOWAY ILIFFE & MITCHELL

Industrial, Investment, Trade Counter, Warehouse

FOR SALE

2 Mount Pleasant Industrial Estate, Mount Pleasant Road, Southampton, SO14 0SP

Well Located Industrial Investment With a Secure Yard

Summary

Tenure	For Sale
Available Size	2,857 sq ft / 265.42 sq m
Price	Offers in the region of £290,000
Rateable Value	£23,250
EPC Rating	D (92)

Key Points

- Secure Yard
- Suitable for a Variety of Uses
- Lease to Marine Machine UK Limited till 27th March 2033
- Convenient Location
- Modern Industrial Unit

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Description

The property is semi-detached industrial unit of a steel portal frame structure and benefits from having roller shutter loading door, separate pedestrian access, strip lighting and WC with wash-hand basin on the both the ground and first floors.

The unit also benefits from having a secure yard, with direct access from the estate road.

Eaves height 4.91m
Loading height 3.96m width 3.76m

Location

The subject unit is at the entrance of Mount Pleasant Industrial Estate and easily accessed from either Mount Pleasant Road to the west or Radcliffe Road to the south. Both these roads link to arterial routes out of the city and link to the M27 motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,994	185.25	Available
Mezzanine	863	80.18	Available
Total	**2,857**	**265.43**	

Terms

The freehold is available for sale at a price of £290,000.00 subject to a 10 year FRI lease to Marine Machine UK Ltd till 27th March 2033 at a rent of £21,500 pa, subject to a open market upwards only rent review on 28th March 2028. At the quoting price this represents a gross yield of 7.41%.

Business Rates

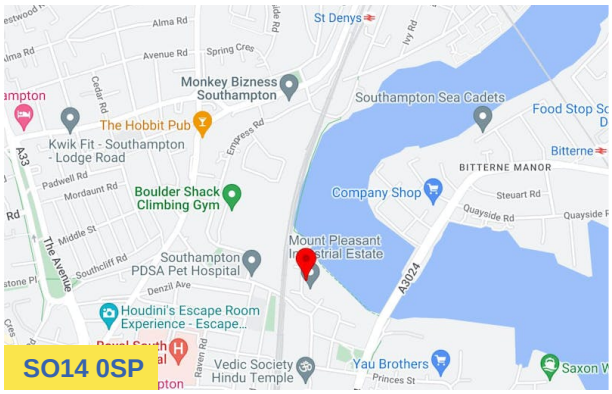
Rateable Value £23,250
You are advised to confirm this figure with the local authority before making a commitment to lease.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping, management fees. Additionally Building Insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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