

Industrial Investment Opportunity - For Sale

Unit 4 Leyton Avenue, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7BL

Merrifields



Size: 19,371 Sq Ft

Highly Reversionary Industrial investment


Opportunities for Asset Management


Low rent and capital value

Gross Initial Yield of 8% with a conservative
Reversionary yield of over 12%

Available for sale freehold

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Industrial Investment Opportunity located on the established Mildenhall Industrial Estate. The building is located off Leyton Avenue on the established Mildenhall Industrial Estate. Mildenhall is located in the centre of East Anglia North East of Cambridge and south West of Norwich and has good access to the A11 dual carriageway linking to Cambridge and wider the road network.

The building is a steel portal framed unit with fibre cement asbestos roof with some profile steel cladding to the front and side elevations. The main building has been extended to provide a large open plan manufacturing and production area. The building also benefits from First Floor office areas and various ancillary stores, workshops and compressor sheds.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Ground Floor	1,405.67 Sq M	15,131 Sq Ft
Ground Floor Stores / Loading	173.82 Sq M	1,871 Sq Ft
First Floor Offices	181.62 Sq M	1,955 Sq Ft
First Floor Stores	38.46 Sq M	414 Sq Ft
Total	1,799.57 Sq M	19,371 Sq Ft

Site Area of 1.06 acres



Availability

The property is available FOR SALE freehold.

Rent

The premises are currently let to Tradelink Direct Ltd on a 10 year lease from 16 October 2017 at a rent of £52,500 per annum.

Price

Guide Price of Offers in Excess of £650,000 exclusive representing a Gross Initial Yield of around 8% with the potential for a Reversionary yield of in excess of 12%.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. The transaction could be treated as a Transfer of a Going Concern.

Business Rates

The rateable value is £57,000 (2023).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used for Production / Manufacturing use within a B2 use. Purchasers should make their own enquiries.

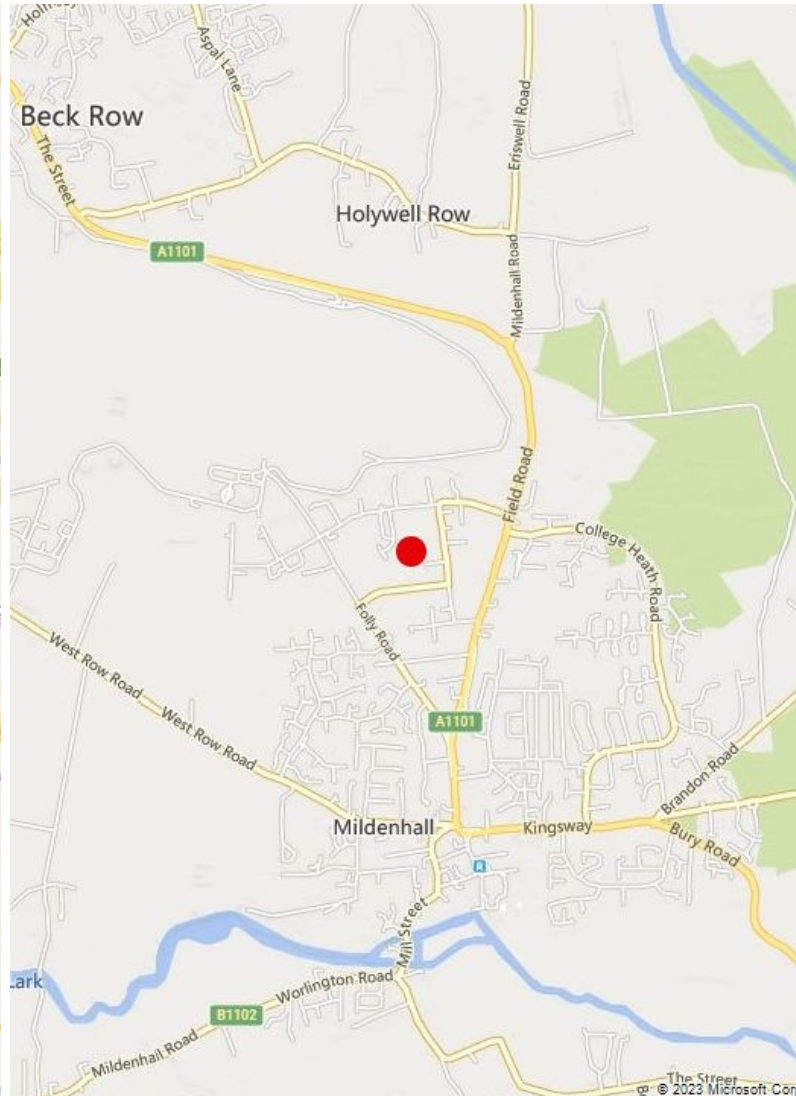
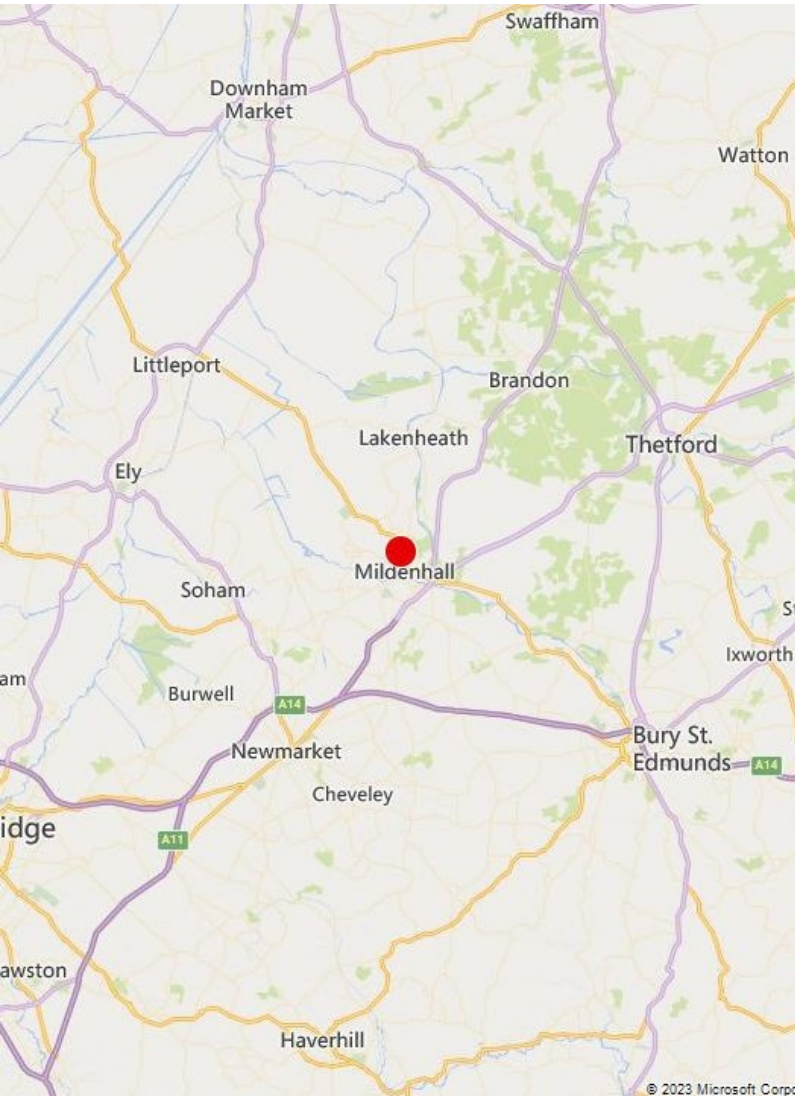
EPC

The EPC rating is E (113).



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Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0638 / 04.12.23

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