



## Units 12 & 12A, Mullbry Business Park Shakespeare Way, Whitchurch, SY13 1GR

- Modern trade counter/retail investment in prominent location
- Two adjoining units extending in total to 6,988 sq ft (258 sq m) GIA
- Recently completed phase of three units
- Frontage onto the A525 and B5398, with access off Shakespeare Way
- Established location for trade counters, cold store and logistics users on fringe of Whitchurch including Wynnstay, Howdens and AGRO Merchants

# Units 12 & 12A

## Mullbry Business Park

### LOCATION

Mullbry Business Park is located in the North Shropshire town of Whitchurch, some 20 miles north of Shrewsbury and just south of Chester, with excellent main road and railway connections. It lies approximately 0.5 miles from Whitchurch town centre in the Waymills district, being an established commercial location popular with retail, cold store and logistics users. Current occupiers include Wynnstey and Howdens.

Recent development in the town, particularly by specialist food logistics operator, Agro Merchants (formerly Grocontinental), is complemented in this location by a wide range of commercial operations. Mullbry Business Park is a relatively recent addition, extending to approximately 90,000 square feet on a site of 4 acres, to include established national trade operations and Dairy Spares Limited, a successful local covenant.

### DESCRIPTION

The property comprises a pair of adjacent commercial units forming part of a larger block of three, recently completed by McPhillips Holdings Limited. The third unit in the block (Unit 11) has been sold freehold to its owner occupier.

The buildings are of steel portal frame construction with insulated steel sheet cladding to all elevations to an eaves height of approximately 6.5 metres, concrete floors, trade counter entrances and loading doors to the front elevation.

Outside, to the front of the units is a surfaced unloading area and demised car parking spaces.

### ACCOMMODATION

Unit 12	2,780 sq ft	258 sq m
Unit 12A	4,208 sq ft	391 sq m
<b>Total Gross Internal Area</b>	<b>6,988 sq ft</b>	<b>649 sq m</b>

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services.

### PLANNING

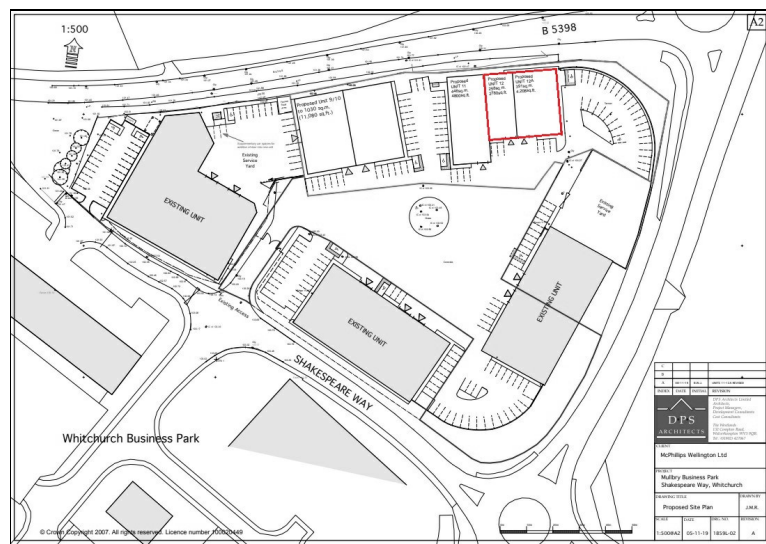
The property has planning permission for uses within Class B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

### ENERGY PERFORMANCE CERTIFICATE

The units are newly built.



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### TENURE & PRICE

The investment is available to purchase freehold, subject to the occupational leases as detailed below. Offers in excess of £700,000 are invited for the freehold interest, representing a net initial yield of 6% with an underlying capital value of £100 per square foot.

In accordance with current Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### TENANCIES

Both units are held freehold and let on new individual leases for terms of 10 years from August 2021 (expiring August 2031) with upward only rent reviews on the 5th anniversaries. Each lease includes a rent free period of 3 months at commencement. The lease on Unit 12 includes a tenant's option to break on the 7th anniversary. Any outstanding rent free periods at the point of sale will be covered by the vendor.

Unit	Tenant	Rent PA
12	Tool Station Limited	£19,000
12A	Screwfix Direct Limited	£24,196
<b>Total Rental Income</b>		<b>£43,196</b>

### BUSINESS RATES

The rateable values of the units are still to be assessed.

### VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price. It is intended that the property will be sold as a TOGC.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk) Ref: JND/3730



Printcode: 2021816

### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)