Investment For Sale: Units 21A, 21B, 21C, 21D plus Yard 6 and 7, Shifnal Industrial Estate, Lamledge Lane

Shifnal | Shropshire | TF11 8SD

ANDREW DIXON & COMPANY

Multi-Let Commercial Investment for Sale in Shifnal

A rare opportunity to acquire a multi-let commercial investment located at Shifnal Industrial Estate. The property comprises four well-positioned commercial units and two commercial yards. The property is fully income-producing, with a current Net rent passing of £51,052 per annum, providing a secure investment option.

The long leasehold interest is available for sale at a price of £480,000 (exclusive), reflecting a Net Initial Yield of 10.94% after standard purchaser costs. The property is offered subject to the existing occupational leases, ensuring a steady income stream. With its strong rental performance, this property represents an excellent addition to any commercial investment portfolio.

Units 21A, 21B, 21C, 21D plus Yard 6 and 7

The property represents a commercial multi-let commercial investment, comprising four detached commercial units and two commercial yard areas, all situated within an established commercial estate. It presents an excellent asset management opportunity. (Prospective purchasers are advised to confirm the income being generated from the investment with the selling agents at the time of their enquiry).

Key Features of each detached commercial unit:

Unit 21A:

- Total Gross Internal Floor Area: 504 sq ft (46.82 m^2)
- Eaves height: 3.4 metres
- Roller shutter door width: 2.42 metres

Unit 21B:

- Total Gross Internal Floor Area: 572 sq ft (53.13 m^2)
- Eaves height: 3.4 metres
- Roller shutter door width: 2.42 metres

Unit 21C:

- Total Gross Internal Floor Area: 536 sq ft (49.79 m^2)
- Eaves height: 3.4 metres
- Two roller shutter doors, each with a width of 2.95 metres

Unit 21D:

- Total Gross Internal Floor Area: 522 sq ft (48.49 m^2)
- Eaves height: 3.4 metres Two roller shutter doors, each with a width of 2.8 metres

The property forms part of Title Number SL15643, which is currently being separated at the Land Registry. Further details are available from the selling agents upon request.

This well-diversified asset provides strong rental income potential and is well-suited to a variety of commercial uses, making it an appealing investment for those seeking secure income with future growth potential.

Location

The property is located within the established Shifnal Industrial Estate, situated in the heart of Shifnal. The estate offers easy access via Lamledge Lane, placing it in close proximity to a range of local amenities and transport links. The surrounding area is home to a variety of commercial and industrial occupiers. Additionally, the estate benefits from its strategic location next to Granite Self Storage.

Key Location Highlights:

- Situated within the well-established Shifnal Industrial Estate, a key commercial hub in the town.
- Shifnal Railway Station (1 mile away) provides direct access to Wolverhampton (15 minutes), Birmingham (30 minutes) and London Euston (under 2 hours).
- M54 Motorway (4 miles away) connects to the M6 and M1, providing excellent road links to the West Midlands and beyond.
- Shifnal town centre is just a short drive away, offering a variety of shops, restaurants and services.
- Located close to larger towns such as Telford (6 miles) and Wolverhampton (9 miles), both major commercial and retail centres.

Shifnal benefits from a growing local economy and the Shifnal Industrial Estate offers both current and future occupiers the opportunity to be part of this and rapidly expanding hub.

what3words -///scatters.whisker.jazz

Accommodation

UNIT 21A

Total Gross Internal Floor Area | **504 sq ft** (46.82 sq m)

UNIT 21B

Total Gross Internal Floor Area | **572 sq ft** (53.13 sq m)

UNIT 21C

Total Gross Internal Floor Area | **536 sq ft** (49.79 sq m)

UNIT 21D

Total Gross Internal Floor Area | **522 sq ft** (48.49 sq m)

YARD 6 | **0.32 acres** (0.13 hectares)

YARD 7 | **0.05 acres** (0.02 hectares)

ALL MEASUREMENTS ARE APPROXIMATE

Tenant Summary

The property is sold subject to the occupational tenancies as follows;

UNIT	TENANT	LEASE START	LEASE EXPIRY	RENT PA	ERV	PLOT SIZE	NOTES
21A	Luke Mcauley	01/09/2025	31/07/2028	£12,000	£12,000	2300 sq ft	
21B	Grant Bailey	01/10/2025	30/09/2030	£9,600	£9,600	2040 sq ft	Outside Landlord and Tenant Act 1954, break clauses a 3 month notice on 3rd 4th and 5th anniversary. If not exercised RPI review on 3rd 4th and 5th anniversary
YARD 6	Tara Tonks	19/09/2025	31/05/2027	£4,800	£4,800	1428 sq ft	Outside Landlord and Tenant Act 1954 includes container
21C	Kevin Trafford	02/09/2022	31/08/2028	£8,232	£10,000	3009 sq ft	Rent reviews (RPI increase) 01/09/2026 and 01/09/2027
21D	Alin-Constantin Serbanescu	17/12/2024	31/08/2029	£12,000	£12,000	3009 sq ft	Rent £11,400 until 17/12/2026 when increases to £12,000 pa. Rent review (RPI increase) on 17/12/2027. Outside Landlord and Tenant Act 1954
YARD 7 & CONTAINER	Steven William Edgerton	05/02/2025	29/01/2027	£6,360	£6,360	2442 sq ft	New 20' containers included in the lease. Outside Landlord and Tenant Act 1954
				£52,992	**£54,760**		

Demise Plan

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Key Details

Rateable Value

Under the terms of the occupational leases the owner currently pays the business rates for the units and yard. There is a reassessment with the Valuation office for reassessment of the rateable values for the units. Prospective purchasers should rely on their own enquiries.

Price

£480,000 (four hundred and eighty thousand pounds) exclusive showing a Net Initial Yield after normal purchasers costs of 10.2%. The property can be acquired as a TOGC (Transfer of a Going Concern) further details available from the selling agents upon request.

VAT

The property is understood not to be elected for VAT.

EPC

Current Rating = G

Legal Costs

Each party is to be responsible for their own legal costs in connection with the sale of the property.

Local Authority

Shropshire Council

Mount McKinley, Shrewsbury Business Park

Anchorage Avenue, Shrewsbury

0345 678 9000

WWW.SHROPSHIRE.GOV.UK

Tenure

The property is offered for sale on long leasehold basis on a 299 year lease from completion at a ground rent of £500 per annum. There is a service charge liability for the maintenance of Shifnal Industrial Estate as a whole running at £1,440 per annum currently- further details upon request from the selling agents.

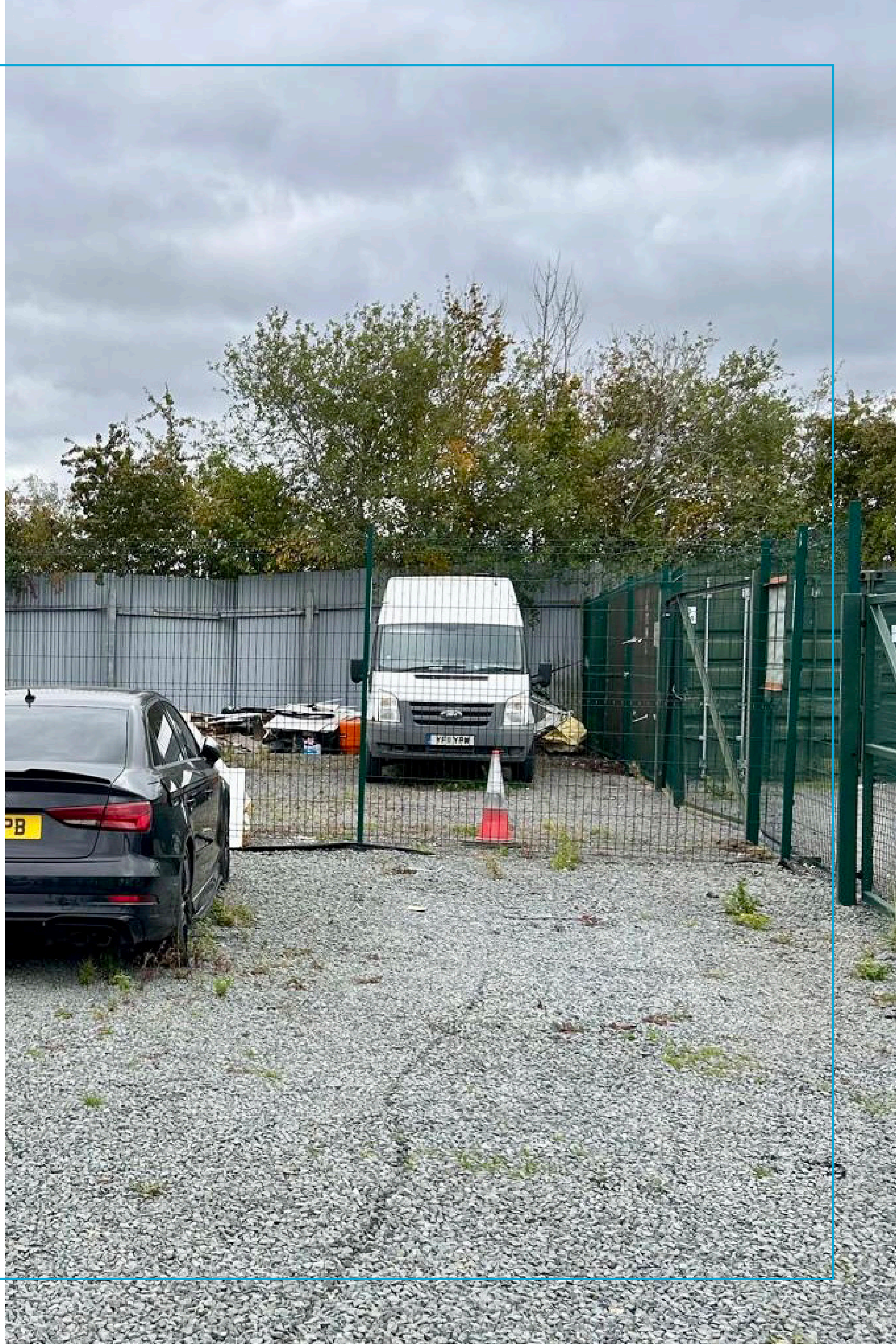
Services

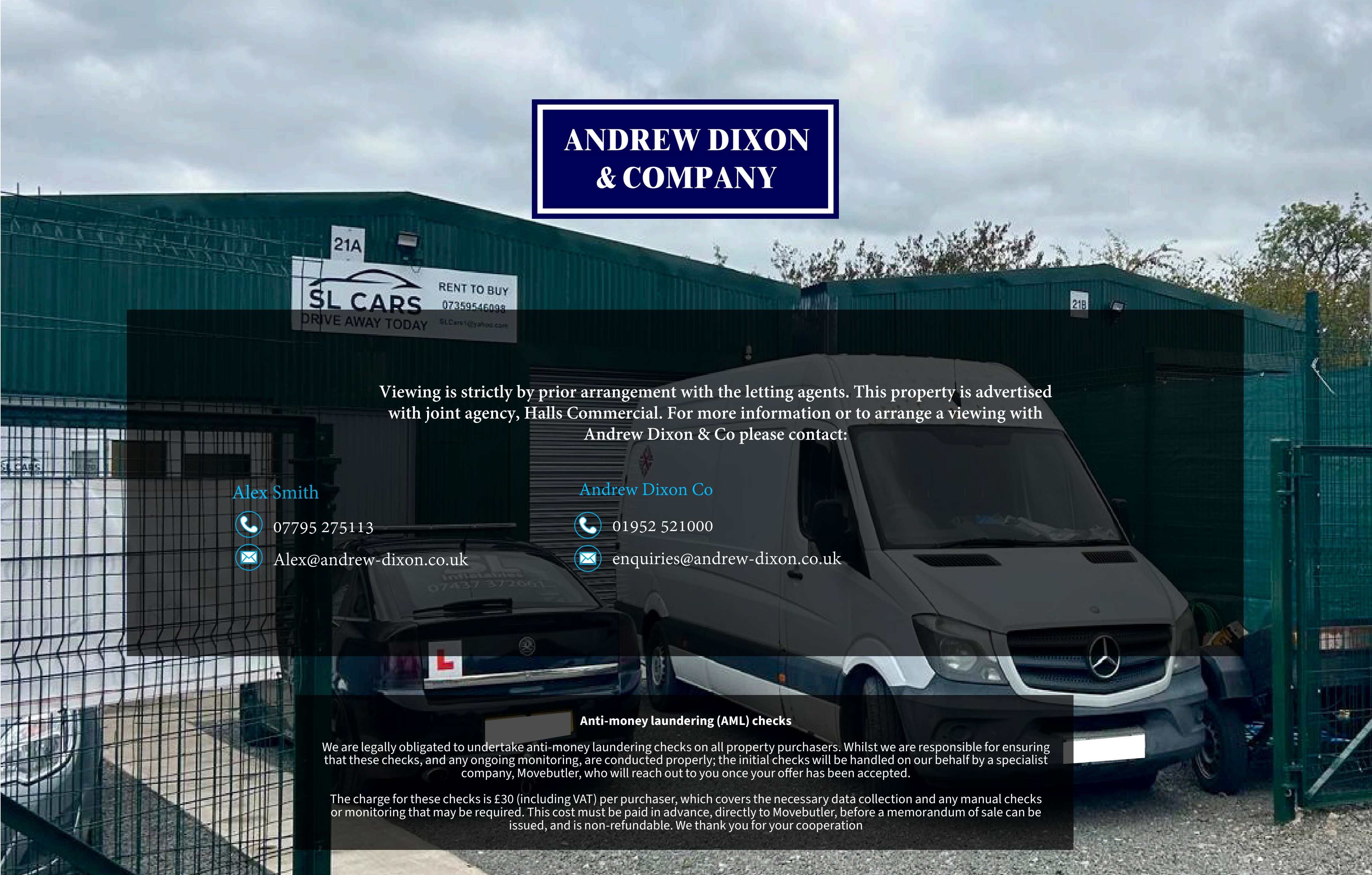
(Not tested at the time of inspection) Mains water and electricity are connected to the property. The property has shared use of toilet facilities serving Shifnal Industrial Estate as a whole.

Planning

Prospective purchasers should rely on their own enquiries we understand that the property benefits from planning consent for Use Class B of the Town and Use Classes Order 1987.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority .





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Viewing is strictly by prior arrangement with the letting agents. This property is advertised with joint agency, Halls Commercial. For more information or to arrange a viewing with Andrew Dixon & Co please contact:

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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation