

COMMERCIAL INVESTMENT OPPORTUNITY



**Former Metal & Waste House, Lightmoor Road**  
**Little Dawley, Telford, Shropshire, TF4 3QN**

- Substantial metal recycling facility on site area of approximately 3.9 ac (1.58 ha)
- Detached industrial unit with two-storey offices 4,321 sq ft (401 sq m)
- Extensive secure concrete yard/open storage space and on site car parking
- Let to Metal & Waste Recycling Ltd producing a rental income of £152,000 pa
- Lease has circa 10 years unexpired (to 4th April 2031) with no break options
- Offers in excess of £2 million for the freehold interest



# Metal & Waste House

## Lightmoor Road, Telford

### LOCATION

The new town of Telford is located approximately 15 miles from Junction 10a of the M6 motorway, with Wolverhampton 18 miles to the east and Birmingham city centre 35 miles to the south. The county town of Shrewsbury is 15 miles away via the M54 motorway and A5 trunk road.

The property itself occupies a semi-rural location off Lightmoor Road on the outskirts of the small town of Dawley. The site lies just off the A442 providing access to Telford Town Centre and Junction 4 of the M54 approximately 4 miles distant. There is some residential development to the rear and nearby commercial occupiers include RHP Transport.

### DESCRIPTION

The property comprises a secure site of circa 3.9 acres providing a substantial metal recycling facility incorporating a modern detached industrial unit and two-storey office accommodation, extensive yard/open storage space and on site car parking. The property is currently utilised for the recycling, processing and storage of scrap metal.

The unit is positioned to the southeast of the site and comprises a detached single storey warehouse of portal frame construction with a concrete floor and steel profile cladding to the elevations and roof, having Perspex roof lights. Vehicular access is afforded via two full height roller shutter doors on the front elevation and a further roller shutter door to the side, which also incorporates a canopy and loading bay. Internally, the warehouse has sodium lighting throughout and benefits from integral two-storey blockwork offices including kitchen, WC and shower facilities.

Adjoining the warehouse to the eastern elevation is a two-storey office block providing a sales counter and general offices on the ground floor with further offices and a staff rest room on the first floor. The offices benefit from modern flush ceilings lights throughout.

Externally, the perimeter of the site is secured by steel palisade fencing with a gated access to the front. It provides extensive yard and open storage space, which is predominantly concreted and includes a car parking area upon entrance to the site and a high-walled dismantling area to the northeastern corner. There is also a digitally operated weigh-bridge.

Also on site are three telecommunication masts, which are currently operated by O2, Orange and Vodaphone.



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### ACCOMMODATION

Ground floor warehouse and offices	3,707 sq ft	344 sq m
First floor offices	614 sq ft	57 sq m
<b>Total Gross Internal area</b>	<b>4,321 sq ft</b>	<b>401 sq m</b>
<b>Site Area</b>	<b>3.9 ac</b>	<b>1.58 ha</b>

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries

### PLANNING

We understand the property has planning permission for a Sui Generis use (car dismantling and scrap storage) under the Town & Country Planning Act 1987 (Use Class Order 2005).

In addition, the site does offer residential development potential, subject to the necessary planning permission.

### TENURE

Freehold Investment. The property is available to purchase on a freehold basis subject to the existing occupational lease as detailed below.

### TENANCY

The entire demise is currently let to Metal & Waste Recycling Limited on an FRI lease, subject to a Schedule of Condition, for a term of 20 years expiring on 4 April 2031 with 5 yearly rent reviews.

The property currently produces a rental income of £152,000 per annum, however it should be noted that this includes £12,000 per annum for the three telecommunications masts. The rent for the latter is collected from the individual operators by the tenant and simultaneously paid over to the landlord. This is facilitated by way of formal written agreement dated 26 February 2016 between the landlord and the tenant.

### COVENANT

Company accounts as at 28 February 2020:

- Turnover - £87.688 million
- Operating Profit - £5.490 million
- Tangible Fixed Assets - £8.923 million
- Shareholders Funds £10.034 million

### PRICING

Offers in excess of £2 million are invited for the freehold investment.

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& COMPANY

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## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £55,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

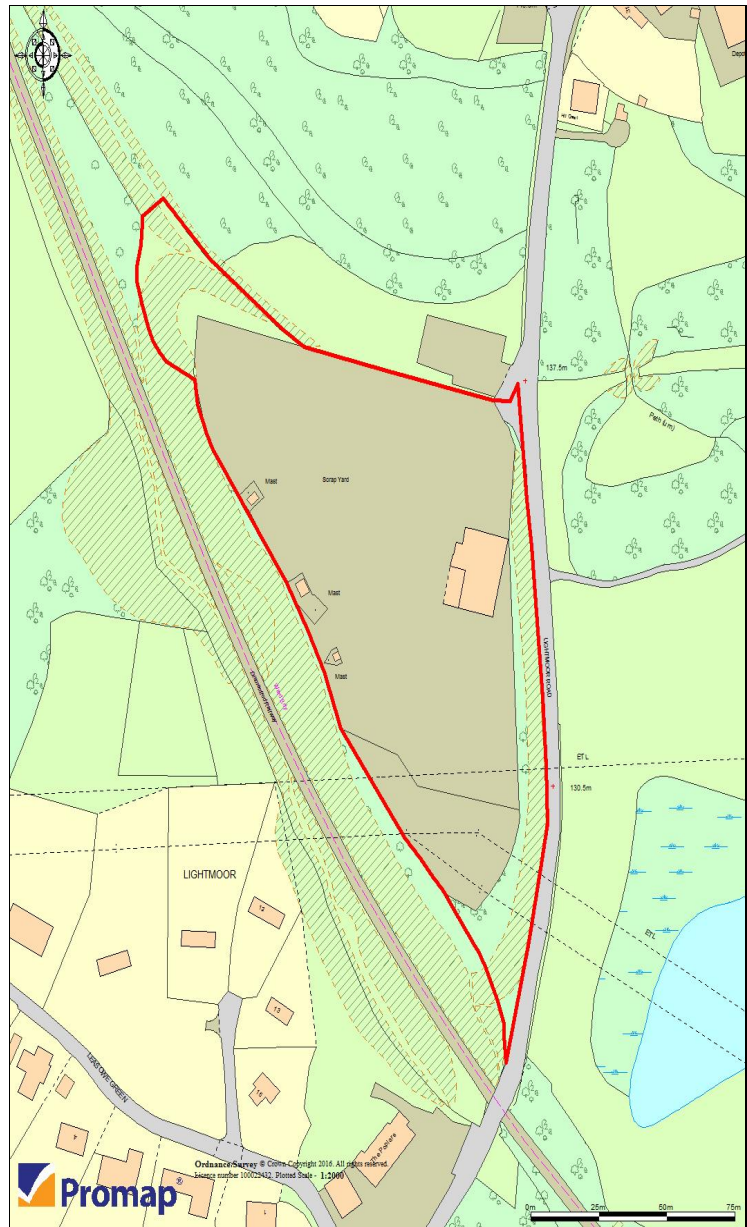
Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3331



## SITE PLAN (FOR ILLUSTRATION PURPOSES ONLY)



Printcode: 2016420

### 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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