

21...24 | SLAIDBURN CRESCENT SOUTHPORT / PR9 9YF



RIGHTS OF
ACCESS WILL BE
RESERVED / PROVIDED

PARTIALLY LET INDUSTRIAL INVESTMENT OPPORTUNITY
WITH DEVELOPMENT LAND ADJACENT

INVESTMENT SUMMARY

- The property comprises **51,734 sq.ft** of industrial and office accommodation
- Located circa **2.5 miles north east of Southport** town centre and close to Southport's major arterial routes including the A565 / A59
- Partially let to Bell, Sons & Co. (Druggists) Limited on a **new 15 year term** on full repairing terms
- Passing rent of part being £121,228 per annum (£5.25 per ft²), subject to 5 yearly tenant breaks and rent reviews to RPI (All items)
- 2.33 acre site (total)
- Potential rental growth by sub-dividing the units into smaller denominations.
- Freehold
- Suitable for investment or owner occupiers of part
- ERV circa £285,000 p.a.
- 0.64 acres of undeveloped land adjacent



LOCATION

The property is situated within the well established Slaidburn Industrial Estate, which is the principle estate lying to the northern end of Southport. The location is a short distance from the A565 which links Southport with Preston via the A59.

Southport is an affluent seaside town on the Sefton Coast and is a gateway to the Ribble Estuary located approximately 18 miles north of Liverpool and 40 miles north west of Manchester. The town is well connected with the A565 providing a direct link to Liverpool and Preston and the A570 which leads onto Junction 3 of the M58 motorway network.

The town is readily accessible via rail services. There are frequent direct rail services to Liverpool and Manchester in as short a journey time of 45 minutes and 1 hour 10 minutes respectively.

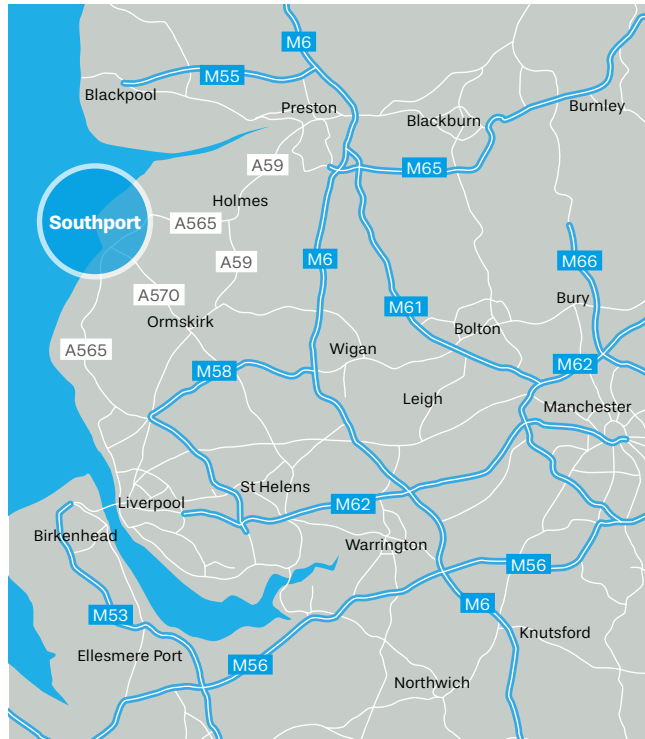
Southport has an urban area population of approximately 94,421 and is a core part of the North West's visitor economy. The town is well established and is one of the UK's most popular seaside resorts, attracting more than 8.65 million visitors per annum.



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LOCATION	DISTANCES
A565	0.6 miles
A59	6 miles
M58	13 miles
M6	15 miles
Southport	3 miles
Formby	10 miles
Preston	15 miles
Liverpool	22 miles
Manchester	40 miles



Stockport Town Hall

DESCRIPTION

The premises comprise a substantial detached industrial property being predominantly portal frame construction with mixed brick, block and clad walls beneath mixed profiled sheet roof incorporating translucent roof lights. The property is built in bays in an 'L' configuration with 2 storey offices to the front together with further single storey works offices.

The building was originally in multi occupancy arranged in bays thus lending itself to be easily subdivided back into bays thus providing a range of options either for investment or owner occupation of part or the whole of the remaining property.

Unit 21 has been subdivided from the balance of the site including utilities.

Immediately adjacent is 0.64 acres of undeveloped land. The land previously benefitted from planning permission for the development of 7 industrial units ref: DC/2016/00482 which has lapsed. A new similar application is imminent.

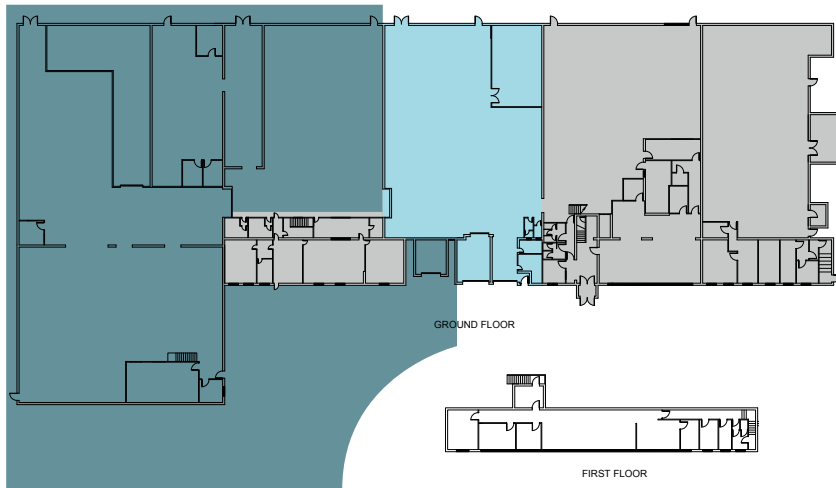


ACCOMMODATION

We have estimated the premises extend to the following gross internal floor areas:

UNIT	sq.m	sq.ft	DESCRIPTION
Unit 21	2,145	23,091	Industrial unit and offices
Unit 21a	210	2,260	Offices
Unit 22	800	8,610	Industrial unit
Unit 23 & 24	1,651	17,773	Industrial unit & offices

The site area totals 2.33 acres with 0.64 acres of undeveloped land adjacent.



TENANCY INFORMATION

Unit 21 is let to Bell,Sons & Co. (Druggists) Limited by way of a 15 year lease from the 1st February 2024 on a full repairing and insuring basis, at a passing rent of £121,228 per annum (£5.25 per sq ft).

There are 5 yearly tenant breaks and rent reviews to RPI (All items).

Covenant Profile

Bell, Sons & Co. (Druggists) Limited

Company Number: 00351951

Bell's Healthcare was first established in Preston in 1848 and is a leading manufacturer of over-the-counter pharmaceuticals and supply UK wholesalers, international distributors and own brand providers with a range covering over 150 product lines and almost 100 MHRA registered licences. Bells forms part of the Marksans Pharma which operates in circa 50 countries.

Bell, Sons & Co. (Druggists) Limited have a credit limit of **£970,000** and credit rating of **£320,000 (Experian 29/5/24)**

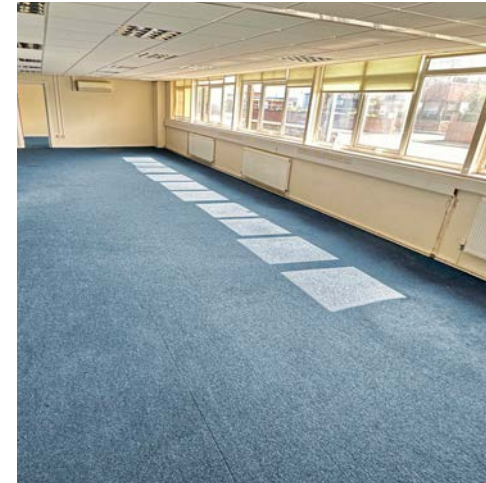


The accounts can be summarised as follows:

Year End	Turnover	Pre Tax Profit	Shareholder's Funds
31/3/21	£38,778,680	£10,707,961	£15,627,642
31/3/22	£36,293,092	£4,996,780	£18,989,927
31/3/23	£45,768,318	£4,917,810	£21,721,680

Tenure

Freehold.



CONTACT

Asking Price

Upon application.

Rating Assessments

Unit 21 - £73,500

Unit 22/24 - £96,000

Interested parties are advised to make their own enquiries of the local rating authority.

VAT

The purchase price will be subject to VAT although it is envisaged that a sale can be treated as a TOGC.

Anti Money Laundering

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

Further information

Further information including title, copy occupational lease, EPC and certificates are available upon request.

CONTACT INFORMATION

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