

MULTI-LET INDUSTRIAL AND OPEN STORAGE INVESTMENT

BROMWICH
HARDY
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FOR SALE

LAND & BUILDINGS

Total Site Area: **5.78 acres (2.34 hectares)**

Home Farm

Oxford Road

Ryton-on-Dunsmore

Coventry CV8 3EP

PROPERTY HIGHLIGHTS

- 9 yards across 5.78 acres (2.34 hectares)
- Total Built Area (excluding apartment, statics and containers) 14,941 sq ft
- Current income **£283,450** per annum,
- ERV of **£355,740** per annum
- Asset management opportunities
- Considerable tenant demand for yard space and units

PRICE

OFFERS INVITED IN THE REGION OF £3,950,000



20
Finished
Units



01
Unfinished
Unit



Area
1,388 sq m
14,941 sq ft



04 bed
Residence
Above Unit



06
Static Caravans
and 12 Containers



**A RARE OPPORTUNITY
FOR A YARD SPACE
INVESTMENT**

Close to Prologis Park, Ryton

Coventry
Airport

Prologis Park

A45

Ryton on Dunsmore

CCFC Training Ground

A45

A423

Meadowlands Fishery

A445

College of Policing

A423

SIGNIFICANT ASSET MANAGEMENT OPPORTUNITIES

LOCATION

The property is accessed off the A423 Oxford Road near the village of Ryton-on-Dunsmore approximately one mile south-east of the A45/A46 intersection known as Toll Bar island on the southern periphery of Coventry. Close by are Coventry Airport, set to be the UK's largest battery giga factory, Prologis Park, Ryton, Middlemarch Industrial Estate and the Coventry and Warwickshire Gateway, currently under construction.



Close to an extensive transport network

DESCRIPTION

The units are mainly of steel frame construction with clad elevations and roofs, each incorporating a roller shutter loading door. Each has a separate power supply. Above units 1 & 2 is an extensive four bedroom apartment, each room with en-suite.

To the southern rear of the site are yard areas beyond an electronically operated security gate, all yards are laid to hardstanding and most are separately fenced.

ACCOMMODATION

The building sizes and approximate individual yard acreages are set out in the enclosed Tenancy Schedule.

The total estate area is 5.78 acres (2.34 hectares).

Please note that the remainder of the Home Farm estate is to be sold separately, to include a nine bedroom house with an annex, additional flat, further static caravans, a large garden, plus land with planning consent for 120 pitch camping park, having separate access off Oxford Road.

SERVICES

All units have separate power supplies. The yards do not currently have access to mains services, however, there are mains services to the site which could be extended. Static caravans and the apartment all have mains water and electricity.



TENURE

The property is freehold and is made up of the following title numbers.

WK347803, Part of **WK290541**
and Part of **WK330817**

Please note that the area of land (cross-hatched in grey) within Title No: **WK322302** is in separate ownership, reserving rights of access over the access road and is not currently available for sale.

The remainder of the land and property within **WK330817** may be available by way of separate negotiation.

TENANCY SCHEDULE // UNITS

All tenancy information correct as at 27/09/2024

Unit	Tenant	Size (sq ft)	Term/Expiry	Current Rent (per annum)	Rent (per sq ft)	Comments
1 & 4	Vacant	1,860	N/A	£18,000	£9.68	Close to completion (Both units to be let under single lease)
2	ADP – DR Limited	1,672	Month to month from 01/03/2023	£14,400	£8.61	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
3	Currently in use by owner	995	N/A	£8,000 (ERV)	£8.00	Currently in use by owner
5	Currently in use by owner	354	N/A	£3,540 (ERV)	£10.00	Currently in use by owner
6	Vacant	415	N/A	£4,150 (ERV)	£10.00	Available
7	James Eckloff (Birmingham Water Solutions)	721	Month to month from 01/06/2022	£9,000	£12.48	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
8&9	Maciej Lipinski	544	Month to month from 01/01/2024	£6,000	£11.03	Units 8 & 9 are let under separate lease agreements at a total rent of £6000 p.a. Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
10	Currently in use by owner	203	N/A	£2,400 (ERV)	£11.82	Currently in use by owner
11	Pete (under offer)	348	N/A	£3,600 (ERV)	£10.34	New lease to be signed
12	Currently in use by owner	281	N/A	£3,600 (ERV)	£12.81	Currently in use by owner
13	New tenant (under offer)	380	N/A	£4,200 (ERV)	£11.05	New lease to be signed
14	Grzegorz Zurakowski	1,893	N/A	£15,600	£8.24	5 year lease from lease commencement (Tenant in occupation; awaiting completion of lease)
15	Mark McLaughlin (Amazon Campers)	896	Month to month from 01/01/2024	£8,400	£9.37	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
16	Under offer (Mr Khan)	1,080	N/A	£12,000	£11.11	Awaiting signed contract to be returned
17	Under offer	380	N/A	£4,200 (ERV)	£11.05	Awaiting signed contract to be returned
18	M Alwandi (Qashqai Auto Repairs)	1,116	Month to month from 01/01/2024	£9,600	£8.60	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
19	Currently in use by owner	215	N/A	£3,000 (ERV)	£13.95	Currently in use by owner
20	Vacant	857	N/A	£6,850	£8.00	
21	Vacant	731	N/A	N/A	N/A	Requires finishing. Base floor and frame only.

14,941

Current total rent: £99,850 p.a.

ERV total: £136,540 p.a. (excluding Unit 21)

TENANCY SCHEDULE // YARDS

	Unit	Tenant	Size (Acres)	Term/Expiry	Current Rent (per annum)	Rent (per acre)	Comments
④	Yard 4	Justin Nwaneri	0.11	Month to month from 01/08/2023	£4,200	£38,182	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
⑤	Yard 5	Shoker Transport Limited & Jandu Logistics Limited	0.33	Month to month from 01/10/2023	£14,400	£43,636	Tenant has security of tenure. There is a landlord or tenant break clause giving not less than one months' notice.
⑥	Yard 6	Imran Ullah Khan	0.388	Five year term ending 31/03/2028	£18,000	£46,753	The tenant has security of tenure. Annual upwards only rent reviews.
⑦	Yard 7	PMR Construction	0.11	N/A	£5,400	£49,091	Awaiting signed contract to be returned. Under-rented (needs measuring).
⑧	Yard 8	Drain-It	0.23	10/07/2029	£18,000	£78,260	Tenant has security of tenure
⑨	Yard 9	Dixon International Logistics Limited	1.39	25/11/2025	£90,000	£64,748	Tenant has security of tenure
⑩	Shed 1	Mr Brian Smith	Single Shed		£1,200		Contract signed - awaiting copy.

3.77

Current total rent: **£151,200 p.a.**

TENANCY SCHEDULE // APARTMENT, STATICS AND CONTAINERS

	Unit	Tenant	Description	Term/Expiry	Current Rent (per annum)	Comments
	Apartment 1	Vacant	4 en-suite bedrooms	N/A	£18,000	Currently available
①	Static 2	Let	Two Bed	N/A	£6,000	
②	Static 3	Let	Two Bed	N/A	£6,600	
③	Static 4	Let	Two Bed	N/A	£6,600	
④	Static 5	Let	Two Bed	N/A	£6,600	
⑤	Static 6	Vacant	Three Bed	N/A	£7,800 (ERV)	Currently available
⑥	Static 7	Let	Two Bed	N/A	£6,600	
	12 Containers	Vacant	N/A	N/A	£7,200 (ERV)	Currently available

Current total rent: **£32,400 p.a.**ERV total: **£66,000 p.a.**

TOTALS

Overall Current Total Rent: **£283,450 per annum**Overall ERV Total: **£355,740 per annum**



DATA ROOM

A Data Room is available containing documentation including the following:-

- Title information.
- Any planning information.
- Lease copies.
- EPCs.
- Flood risk plan (Zone 1).

Applications for access to the electronic data room containing the legal pack held by the seller's solicitors can be made by contacting Bromwich Hardy.

PROPOSAL / PRICE

OFFERS INVITED IN THE REGION OF £3,950,000

Please note that the Landlord is currently liable for non-recoverable business rates and the cost for the current year is £1,873.12. After deducting this amount and at the above level, the transaction would show a current net initial yield of **6.71%** after allowing for purchaser's costs of **6.27%** and a reversionary yield of **8.39%** (again after costs), when fully let.



VAT

All figures are exclusive of VAT where applicable but, subject to the relevant options to tax being in place, the sale may be regarded as a transfer as a going concern for VAT purposes.

EPC

Details available within the data room.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

By appointment through the sole agent.



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Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

These Particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representations or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has an authority to make or give any representation or warrant whatsoever in relation to the property. January 2025

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To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the Buyers/ funders/lessee

