



Freehold Multi-Let Industrial Investment

FOR SALE

**VALLEY MILLS
SOUTHFIELD STREET
NELSON
LANCASHIRE
BB9 0LD**

76,430 Sq Ft (7,100.35 Sq M)

- Rent roll at full occupancy is £169,783 p.a.
- Mainly single storey accommodation
- Approx 1 mile from J12 of the M65
- 4.1 acre site.
- Established tenants.
- Two road access points into the site

Location

Valley Mills is situated just off Southfield Street on the outskirts of Nelson in an established commercial district close to a number of substantial companies including The Sovereign Group, Farmhouse Biscuits, Pendle Engineering and Giatalia International. Southfield Street is approximately 1 mile from Nelson Town Centre and its amenities and a similar distance to junction 12 of the M65 which links with the M6 and M61 just south of Preston and via the M66 to Manchester some 30 miles to the west.

Description

The property comprises of a series of connected but self contained commercial buildings. Fully occupied by a total of SIX companies the two largest of which have been in occupation for several years.

Each unit is self contained with separate access and yardage or parking where appropriate. The premises are set in landscaped grounds with a secure gated access from both Southfield Street and Moore Street.

The main roof to the 3 storey section was replaced approximately 18 months ago. There is a modern profile roof finish to the main warehouse and a recently renewed roof to the front section occupied by Accrued Plastics. There is a Northlight roof to the leased portion of Aspire.

TENANCIES

Accrued Plastics

5 year lease with break clause in year 3. The lease to be completed concurrent with the acquisition of the investment.

Aspire UK Interiors Ltd

5 year lease from 8th June 2021

Unit A - Clearly Interiors Ltd

3 year lease from 12th May 2021

Unit B - Agenda Box and Packaging Ltd

5 year lease from 1st November 2020

Unit C - GDS (uk) Garage Doors Ltd

2 year lease from 22nd February 2021

Unit D

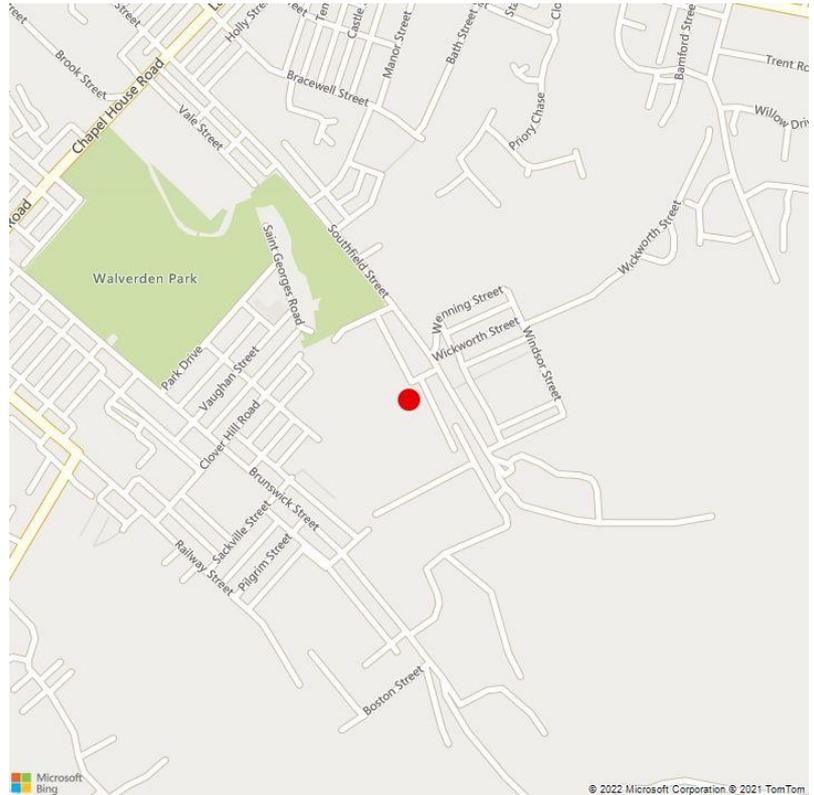
Proposed 5 Year lease with break in year 3. Terms Previously agreed.

Gross Income on full occupancy £169,783 p.a

A full breakdown of the rentals in available upon request.

The Leases area all internal repairing with the exception of Unit B, which is FRI . The Landlord recharges the Buildings Insurance.

Accommodation



Price

Price on application

Services Responsibility

Each unit is a sub metered. There are mains Gas, Water and Electricity supplies. There is a charge of £1,200 per annum paid to North West Electricity fro servicing the high voltage electricity supply.



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

Exempt from VAT.

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

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