



ASKING PRICE: £240,000 (FREEHOLD)

Hair & Son are delighted to offer to the market this Freehold end of terrace industrial premises currently operating as 2 x self contained office suites.

Currently the ground floor is vacant but benefits from being recently decorated and offers a perfect opportunity for owner occupiers whilst the first floor is currently let on a lease at a rent of £12,000 Per Annum. Our projected income for the ground office is £12,000 posing a potential yield of 10% to potential investors.

The site benefits from communal parking as no allocated parking is to be offered with the premises.

Full Description:

A Freehold end of terraced industrial premises currently split into 2 x self contained offices spaces with the first floor being occupied and paying an annual rent of £12,000 Per Annum and the Ground Floor currently being vacant.

Accommodation:

GROUND FLOOR ONLY:

Single personnel entrance door

Electric security shutter

OFFICE AREA 10'1" X 34'5" archway leading to a further display area
10'6" x 26'11"

STORE ROOM 6'1" x 8'7"

GROSS INTERNAL FLOOR AREA 680 SQ.FT. (63.1 SQ.M.)

SHARED FACILITIES

Male and female w.c.'s

Kitchen / staff room

Location

The premises are located off Rawreth Lane and are within the Imperial Park Industrial Estate.

Services

Mains electricity and water.

Terms

An asking price of £240,000 is required for our clients freehold interest in these premises.

Rates

The premises has 2 x Rateable values as per the below:

GROUND FLOOR:

The April 2026 to Present rateable value is: £11,250.

FIRST FLOOR:

The April 2026 to Present rateable value is: £3,950.

Legal Costs

Each party is to be responsible for their own legal costs.

Parking Notes

Communal estate parking.

Viewing

Prior telephone appointment via Hair and Son Limited (Commercial): 01702 394959 (Option 3).

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.