

*** HIGH YIELDING INVESTMENT OPPORTUNITY ***
4 INDUSTRIAL/WAREHOUSE UNITS (1 VACANT)
FOR SALE
Long Leasehold Interest (91 years unexpired)



5A, 5B, 5C, & 5D Manor Way, Old Woking, Surrey GU22 9JX

LOCATION:

On the established Manor Way Industrial Estate with good road communication to the A3 at Send/Ripley (approximately 3 miles), the M25 (J.11 approximately 4 miles), Woking town Centre to the north and Guildford 6 miles to the south.

DESCRIPTION:

4 self-contained light industrial/warehouse units built during the late 1980's providing flexible working space and 17 on-site parking spaces. Each unit has first floor offices, ground and first floor toilets and a kitchen. Units 5C and 5D each have additional first floor office accommodation.

ACCOMMODATION:

Unit 5A	:	1773 sq.ft. (164.74 sq.m.)
Unit 5B	:	1740 sq.ft. (161.65 sq.m.)
Unit 5C	:	2071 sq.ft. (192.41 sq.m.)
Unit 5D	:	1938 sq.ft. (180.05 sq.m.)

2/Continued...

TENURE: Held by our clients on a long lease from Woking Borough Council for 139 years from 29/9/62 at a current ground rent of £7,000 p.a. with rent reviews from September 2012 and 5 yearly thereafter to 10% of market rent.

INCOME: Our clients receive the following sub-lease income.

Unit 5A: £18,000 p.a. from Bowtech Electronics International Ltd. Lease expiring 24/12/2013

Unit 5B: Vacant

Unit 5C: £19,999-20 from IPSE Ltd. Lease expiring 28/9/2011

Unit 5D: £19,999-92 from Eagle Express Couriers Ltd. Lease expiring 28/9/2011.

PRICE: £695,000 for the benefit of the long leasehold interest offering a vacant industrial/warehouse unit of 1740 sq.ft. plus net income of £51,000 per annum.

Purchase at this price reflects an approximate net initial yield of 9% on the actual and notional income after allowing for purchase costs at 5.75%.

RATING ASSESSMENT: Unit 5A: RV £16,500 National non-domestic Rating
Unit 5B: RV £19,250 Multiplier for the year from 1/4/2010
Unit 5C: RV £19,000 is £0.414p
Unit 5D: RV £16,250

VIEWING: **Strictly by appointment with the Sole Agents
RICHARD DAVEY ASSOCIATES.
Tel: (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPS)

UNIT 5A	:	ASSET RATING	C (71)
UNIT 5B	:	ASSET RATING	B (46)
UNIT 5C	:	ASSET RATING	C (66)
UNIT 5D	:	ASSET RATING	C (65)

SUBJECT TO CONTRACT

Ref: No. 609/09

These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.