

INDUSTRIAL, INVESTMENT FOR SALE

Units 34-35 Aston Business Park

Peterborough, PE2 7BF



Key Highlights

- Investment opportunity
- Guide price of £215,000 - representing a 5.81% net initial yield
- 1,033 sq ft
- 2 mid-terrace units
- Fully let and producing £12,500 per annum
- Two separate tenancies
- ERV £15,000 per annum; reversionary yield 7%

Stuart House
St John's Street
Peterborough, PE1 5DD

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 34	630	59
Unit - 35	403	37
TOTAL	1,033	96

LOCATION

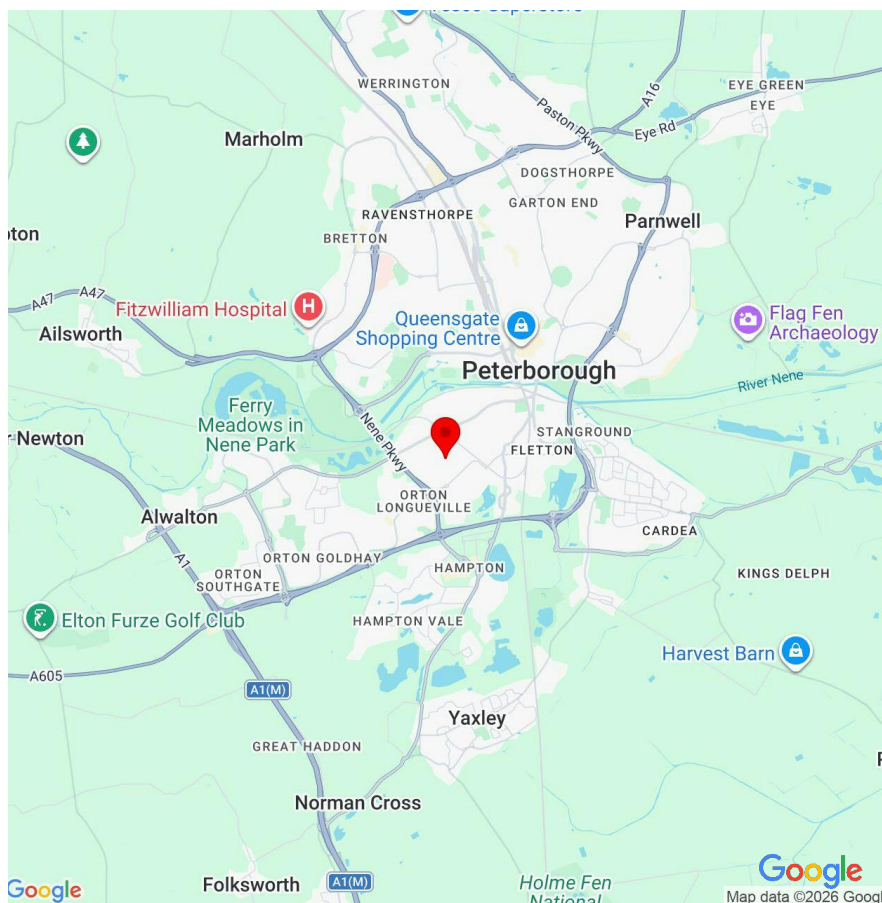
Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. It has excellent rail links to London Kings Cross, Edinburgh, York and Leeds.

The property is located on Aston Business Park, Shrewsbury Avenue, Woodston, a popular mixed use estate to the south of the city and is just off the A1260 Nene Parkway, which provides good access to the A1(M) 3 miles to the south at J17.

Nearby occupiers include May Home Furnishing and Ray & Paul Interiors.

SPECIFICATIONS

- Fully let as follows
- Unit 34 - let to a private individual for a term of 5 years, expiring January 2027, at a rent of £6,500 per annum exclusive of VAT.
- Unit 35 - let to PCS Exterior Cleaning (storage use) for a term of 3 years, expiring July 2028, at a rent of £6,000 per annum exclusive of VAT.



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

Guide price of £215,000 (two hundred and fifteen thousand pounds) representing a 5.81% net initial yield.

ANTI-MONEY LAUNDERING

Purchasers to provide proof of ID & address will be required for AML due diligence purposes.

BUSINESS RATES

Tenants to pay Business Rates.
Unit 34 RV: £5,300. Unit 35 RV: £3,500

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

AML

Purchasers to provide proof of ID & address will be required for AML due diligence purposes.

EPC

Unit 34 to be reassessed; Unit 35: B rating

VAT

The units are not opted for VAT.

TENANT COVENANT

Unit 34: Let to a private individual
Unit 35: Let to PCS Exterior Cleaning LTD. ICANS Tenant
Global Score: 41/100.

CONTACTS

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