

lot 52

Units 4, 5, 7 & 8 London Road Industrial Estate  
Pembroke Dock, Pembrokeshire SA72 4RZ

Rent  
£55,080  
per annum  
exclusive  
plus two  
vacant units

Freehold Industrial Investment

- Part let to Celtic Food Services Ltd and Celtic Wines Limited
- Approximately 3,268.96 sq m (35,187 sq ft)

- Situated on established industrial estate
- Asset management opportunities
- Low capital value on guide price



Units 4 & 5



Units 7 & 8

On Behalf of  
Joint Fixed  
Charge Receivers



**Location**

Miles: 9 miles south of Haverfordwest  
30 miles south-west of Carmarthen  
Roads: A477, A4139  
Rail: Pembroke Dock Railway Station  
Air: Cardiff International Airport

**Situation**

The property is located on an established industrial estate one mile east of Pembroke Dock town centre. The property is situated on Paterchurch close to its junction with London Road (A477) which links with the A40 to the east leading to Carmarthen. Other nearby occupiers include City Electrical Factors, Alamo and Braemar.

**Description**

The property comprises four semi-detached industrial units arranged in two blocks. Unit 4 comprises ground floor warehouse and office accommodation with office and ancillary accommodation on the first floor. Unit 5 comprises a ground floor warehouse.

Both Unit 4 and Unit 5 benefit from forecourt car parking. Unit 7 and Unit 8 comprise ground floor warehouse accommodation. There is an electricity sub-station on site.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)	
4	Ground	Warehouse/ Offices	1,084.60 sq m (11,675 sq ft)	<b>CELTIC FOOD SERVICES LTD AND CELTIC WINES LIMITED with personal guarantees (1)</b>	Lease renewal for 2 years from 08/09/2013	£35,000	(07/09/2015)	
	First	Offices/ Ancillary	130.80 sq m (1,408 sq ft)					
5	Ground	Warehouse/ Ancillary	1,097.00 sq m (11,808 sq ft)	<b>VACANT POSSESSION</b>	-	-	-	
7	Ground	Warehouse/ Ancillary	479.78 sq m (5,164 sq ft)	<b>WAYNE MORGAN (2)</b>	Lease renewal for 10 years from 01/07/2014 (3)	£20,000	01/07/2019 (30/06/2024)	
8	Ground	Warehouse/ Ancillary	476.78 sq m (5,132 sq ft)	<b>VACANT POSSESSION</b>	-	-	-	
Electricity Sub-Station				-	<b>WESTERN POWER DISTRIBUTION (SOUTH WATER) PLC</b>	25 years from 22/08/2007 until 2032	£80	-
<b>Totals</b>			<b>3,268.96 sq m (35,187 sq ft)</b>			<b>£55,080</b>		

- (1) Celtic Wines was established in 2004 as an independent wine merchant. (www.celticwines.com).
- (2) Trading as Pembrokeshire Engineering who have over 27 years' experience in all aspects of steel fabrication. (www.pembrokeshireengineering.co.uk).
- (3) The lease provides for a tenant option to determine on 1st July 2019.

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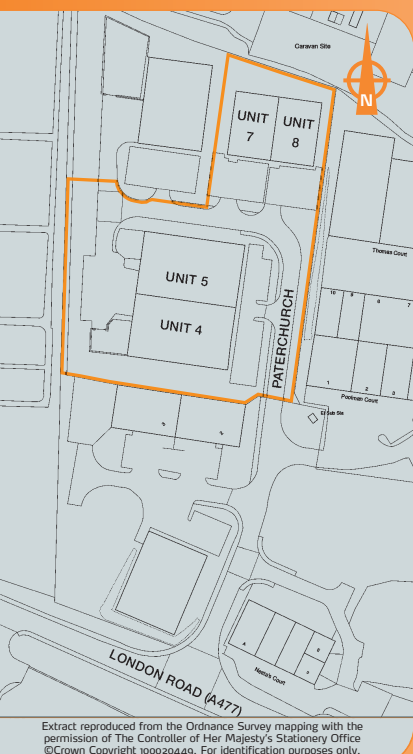
**Buyer's Legal Report Service**

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