

Lot 36

£58,500 Per Annum
Exclusive

Unit 2, Broadend Industrial Estate, Broadend Road, Wisbech, Cambridgeshire PE14 7BQ

Freehold Industrial Investment



Key Details

- Let to EasyPack/Pop Displays Group Limited with a guarantee from Fencor Packaging Group Limited
- Approximately 10 year lease from February 2021 expiring December 2030 (no breaks)
- Comprises a 22,133 sq ft warehouse - part of a larger parade occupied by the same tenant
- Tenant recently expanded into both Units 2 & 3; both let on new unbroken 10 year leases from February 2021
- Established Industrial Estate close to A47
- Modest rent equating to £2.64 psf
- Low capital value on Guide Price - £36 psf

On Behalf of Trustees

Location

Miles: 1.5 miles east of Wisbech
12 miles south-west of Kings Lynn
22 miles east of Peterborough

Roads: A47, A1101

Air: London Stansted

Situation

Wisbech is an attractive market town approximately 22 miles east of Peterborough. The property is located 1.5 miles east of the town, on the north side of Broadend Road, just off the A47 in an established industrial location benefitting from excellent road connections with the A141 leading to A1(M). Nearby occupiers include 5 Star Cases & Stream Foods (part of Pepsico), Edwards Motorsport, Harrington Nurseries and Walsoken MOT's.

Description

The property comprises a single storey, ground floor industrial unit/warehouse benefiting from a large covered canopy loading dock. The tenant also occupies Units 1 & 3 that do not form part of this sale. The tenant expanded into Units 2 & 3 as they required additional space having already been in occupation of Unit 1.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

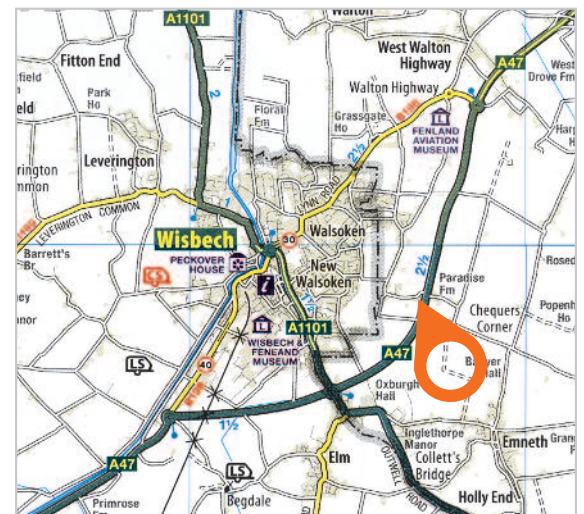
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Warehouse/ Industrial	2,056.21 sq m (22,133 sq ft)	EASYPACK/POP DISPLAYS GROUP LIMITED with a guarantee from FENCOR PACKAGING GROUP LIMITED (1)	Approximately 10 years from 24/02/2021 until 24/12/2030 on a full repairing and insuring lease (2)	£58,500
Total		2,056.21 sq m (22,133 sq ft)			£58,500

- (1) EasyPack Pop Displays is part of the Fencor Packaging Group Limited; a packaging business who are the UK's largest independent temporary 3D display manufacturer, with clients including Tesco and Marks & Spencer (www.easypack.co.uk). For the year ending 31/03/2020, Fencor Packaging Group Limited reported a turnover of £18,762,817, pre-tax profits of £1,006,824 and total assets of £11,186,333 (NorthRow 15/12/2020).
- (2) The lease is full repairing and insuring, subject to a Schedule of Condition. The lease is drawn outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.



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