

WHARF ROAD

MEXBOROUGH | ROTHERHAM | S64 5SY

177,000 sq ft industrial complex comprising a metals recycling facility & income generating industrial investment



FOR SALE
INDUSTRIAL INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

Part let industrial & metal recycling investment opportunity producing £400,000 per annum exclusive

177,286 sq ft over 6 industrial buildings & two storey office block

Highly reversionary with a potential ERV of the whole of £825,000 per annum exclusive

Well located to access the regions motorway networks

Located mixed heavy industrial and residential location, with new build residential development to the north and south of the property

Freehold sites

Total site area of 14.70 acres

Suit owner occupiers, investors and developers



Available as a whole or split as Plot 1 and Plot 2



PLOT 1

- High yielding, reversionary industrial investment of 120,000 sq ft on circa 8 acres
- Let to Moulding Solutions Ltd on a 6 year lease from February 2024 at a low rent of £400,000 per annum exclusive (£3.33 per sq ft)
- Let considerably below market levels with ERV of £4.50 per sq ft +
- Excellent covenant strength – 'very low risk' (Delphi 100/100)
- Highly reversionary
- Upwards only open market review after 4 years
- Long term residential and commercial redevelopment potential stp



Plot 2



Plot 1

PLOT 2

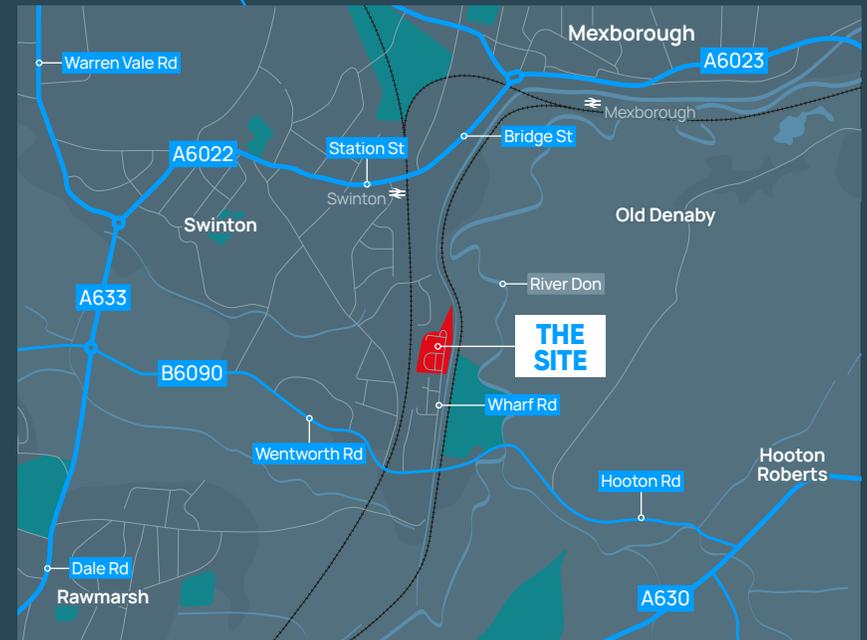
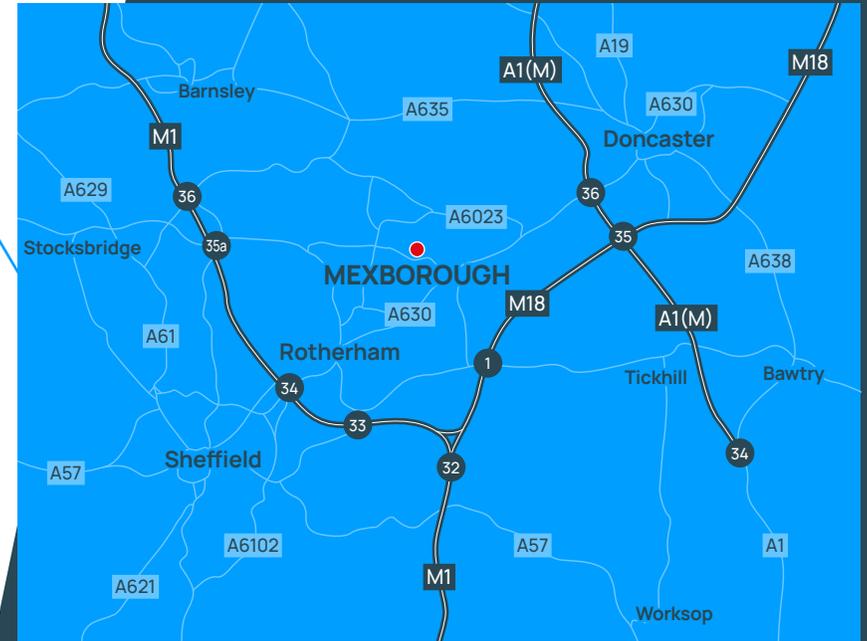
- A modern, well established industrial complex and recycling facility of 57,286 Sq Ft sitting on 6.70 acres
- Available with vacant possession
- High power capacity of 1.2MVA with potential for more
- Three units ranging from 4,931 to 27,505 sq ft
- Rare & well established recycling use permission with relevant waste and EA licences in place
- Permission to operate 24 hours, 5 days a week.
- Large power supply of 1200 kva
- Suit owner occupiers, recycling uses and heavy industrial uses
- Large concrete yard / hardstanding areas
- Site area of 6.70 acres
- Low site density of 20%
- Opportunities for redevelopment
- ERV of £5 per sq ft (£285,000 per annum exclusive)

LOCATION

The site is located off Wharf Road in Swinton to the north of Rotherham and to the south of Mexborough.

The site is accessed via Wharf Road which is a mixed commercial and residential area, with a mix of traditional and new build housing estates. The new build estates are located to the north and south of the site. The River Don is adjacent to the site.

The regions motorway networks are within easy reach, with Junction 36 of the A1 and J34 of the M1 within 15 minutes drive. Rotherham city centre 5 miles away (12 minutes), with Doncaster 7 miles away (15 minutes) and Sheffield 14 miles (30 minutes).



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cycle.vowel.flukes

DESCRIPTION

PLOT 1

The property comprises a single let industrial site of 120,000 sq ft sitting on circa 8 acres.

There are five buildings on site; two main buildings which provide interconnected open plan manufacturing and storage space with high bays. The other buildings provide further storage space, along with a two storey office block.

Summary

- Steel portal frame buildings with metal cladding elevations and roof
- Extensive open storage areas
- Site area of circa 8 acres
- Low site density of circa 30%
- High power supply of 3,000 kva
- Permitted to operate 24/7
- Long term development potential for commercial and residential uses stp

ACCOMMODATION

The property has the following gross internal floor areas:

Plot 1	11,148.38 sq m	120,000 sq ft
Plot 2	5,322.03 sq m	57,286 sq ft
Total	16,470.41 sq m	177,286 sq ft



PLOT 2

Extensive industrial complex which has been used as a metal recycling facility for over 30 years.

Comprises three industrial buildings which each benefit from steel portal frame construction under a mix of flat sheet and pitched roofs.

Summary

- Offices and staff welfare facilities
- Five gantry cranes
- Ten loading doors
- Eaves ranging from 6m to 11.93m max (with underside of gantry from 3.73m to 4.3m)
- Concrete yard areas suitable for further development and open storage
- Weigh bridge on site

Licences & Permits

- Environmental Permit
- Waste Carriers Licence
- Certificate of Scrap Metal Dealer
- AATF Licence (Waste Electrical & Electronic Equipment Reuse & Treatment)
- Plot 2 may also be available to rent on a leasehold basis. Please contact the agent for more information



TENANCY

Moulding Solutions have been established over 25 years, and a successful family business which has developed into one of the leading & largest plastic recycling companies in the UK, utilising the latest technology.

Term

6 year lease no breaks from February 2024

Rent

£400,000 per annum exclusive (£3.33 per sq ft)

Reviews

Upwards only open market review after 4 years

Repairs

Full repairing and insuring subject to a SoC

The tenant is obligated to carry out roof repairs in the region of £200,000, with the landlord contributing of £25,000. The landlord's contribution will be topped up by the vendors.

Copies of the lease are available upon request.



COVENANT

Excellent covenant strength with a 'very low risk' score of 100/100 (Delphi).

2023:

Cash at Bank: £2.76m

Net Assets: £4.52m



RENTAL ANALYSIS

In respect of Plot 1 we consider the property to be let considerably below the ERV of £4.50 per sq ft. We consider Plot 2 to have an ERV of circa £5 per sq ft (£285,000 per annum exclusive).

The following comparable evidence supports this:

Address	Size	Term	Rent	Date
Worcester Avenue, Doncaster	110,000	10 years	£6.25	OTM
Xenon Park, Doncaster	24,787	10 years	£5.45	February 2022
Mangam Road, Parkgate, Rotherham	82,000	10 years	£4.75	March 2022
Tickhill Road, Doncaster	106,000	10 years	£4.86	September 2023
Denby Way, Hellaby, Rotherham	20,000	6 years	£5.25	LSTC
Former Pennine Stone, Carcroft	40,000	5 years	£5.00	June 2022

A full breakdown of the comparable evidence can be provided upon request.



PLOT 1

PLOT 2

PROPOSAL

The plots are available as a whole, in excess of **£6,500,000** which reflects an overall low capital value of **£33.66 per sq ft** and a potential reversionary yield of 11.90% assuming the ERV of Plot 1 and Plot 2.

PLOT 1

We are inviting offers in excess of **£4,000,000 (Four million pounds)**. Reflecting a **Net Initial Yield of 9.39%** assuming purchasers costs of 6.54%. A purchase as this level reflects a low capital value of **£33.33 per sq ft**. Reversionary yield of 12.67% assuming the ERV of £4.50 per sq ft.

PLOT 2

The guide price is **£2,500,000** reflecting a low capital value of **£43.64 per sq ft**.

FURTHER INFORMATION

Tenure

The whole site is held Freehold.

EPC

C & D

Dataroom

Access to the data room is provided upon request. Please contact the agent.

VAT

The property is subject to VAT, where applicable the sale will be treated as a TOGC.

Anti Money Laundering

Purchasers are obligated to comply with AML regulations and provide the necessary information.

VIEWINGS

For further information or to arrange a viewing please contact:



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