

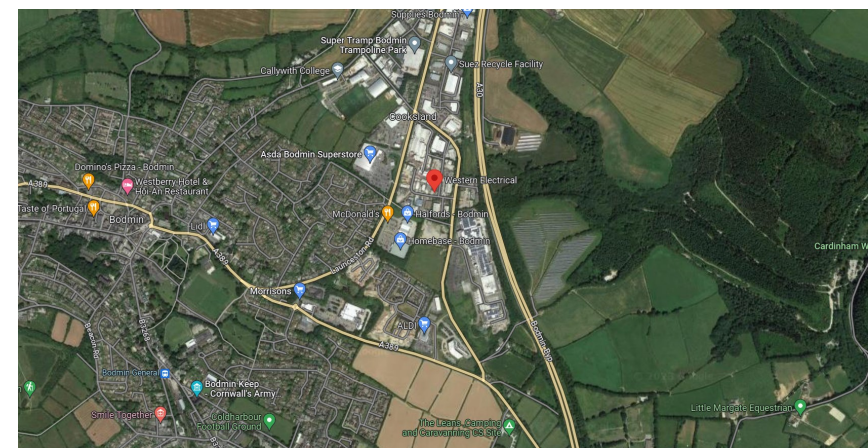
INDUSTRIAL – INVESTMENT

UNITS 12A & B, COOKSLAND INDUSTRIAL ESTATE, BODMIN PL31 2QB



Key Benefits

- Established freehold industrial estate
- Close proximity to A30 and A38
- 2025 Fixed rental increase on Unit 12B -rent rising to £19,000 pa
- Tenant of Unit 12B in occupation for 20+ years
- New 6 year FRI lease agreed on unit 12A.
- Not VAT elected



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Units 12A, B, C & D Cooksland Industrial Estate, Bodmin PL31 2QB

Tenancy Comments & Details

- Total current rent— £ 31,000 pa
- Both units are let on FRI leases, inside the security provisions of the Landlord & Tenant Act 1954
- Unit 12A— Alan Porter t/a Porter Electronics— sales and production of custom electronics.
- Unit 12B - Oban Limited (03604133) - Manufacture of fasteners, and screw machine products



EPC Ratings

Unit 12A - E (117)

Unit 12B - E (113)



Accommodation

Approximate Gross Internal Area (GIA) measurement.

Unit	Sq Ft	M ²	Mezzanine (Sq Ft)	Mezzanine (M ²)
12A	1,472	136.75	345	32.05
12B	2,247	208.75	367	34.10
Total	3,919	345.5	712	66.15

Tenancy Schedule

Unit	Tenant	Rent (pa)	Rent (psf)	Term	Rent Review	Lease Expiry	Break Option
Unit 12A	Alan Porter t/a Porter Electronics	£14,000	£9.50	6 years	15/03/2027 (Market Review)	14/03/2030	15/03/2027
Unit 12B	Oban Limited	£17,000	£7.56	5 years	08/09/2025 (Fixed to £8.50 psf)	08/03/2028	Tenant only break subject to penalty

Units 12A, B, C & D Cooksland Industrial Estate, Bodmin PL31 2QB

Proposal:

Our client is seeking offers in excess of the below, for the freehold interest of each unit.

Unit	Price	Availability	Net Initial Yield	Reversionary Yield
12A	£175,000	Available	7.84%	7.84%
12B	£205,000	Available	8.10%	9.06%

Rateable Value

On application.

VAT

The property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



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SUBJECT TO CONTRACT

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