



# UNIT 20

FIVE C BUSINESS PARK  
CONCORDE DRIVE  
CLEVEDON  
BS21 6UH

Freehold  
Investment Opportunity





## INVESTMENT SUMMARY

- Freehold
- Highly prominent location adjacent to Screwfix and backing onto Strode Road
- End terrace warehouse unit over ground and first floor
- Totalling 2,941 sq ft
- Unit will be let to Master Plastics (SW) Ltd on a new 10 year FRI lease
- Initial rent of £37,000 per annum reflecting £12.58 per sq ft

## PROPOSAL

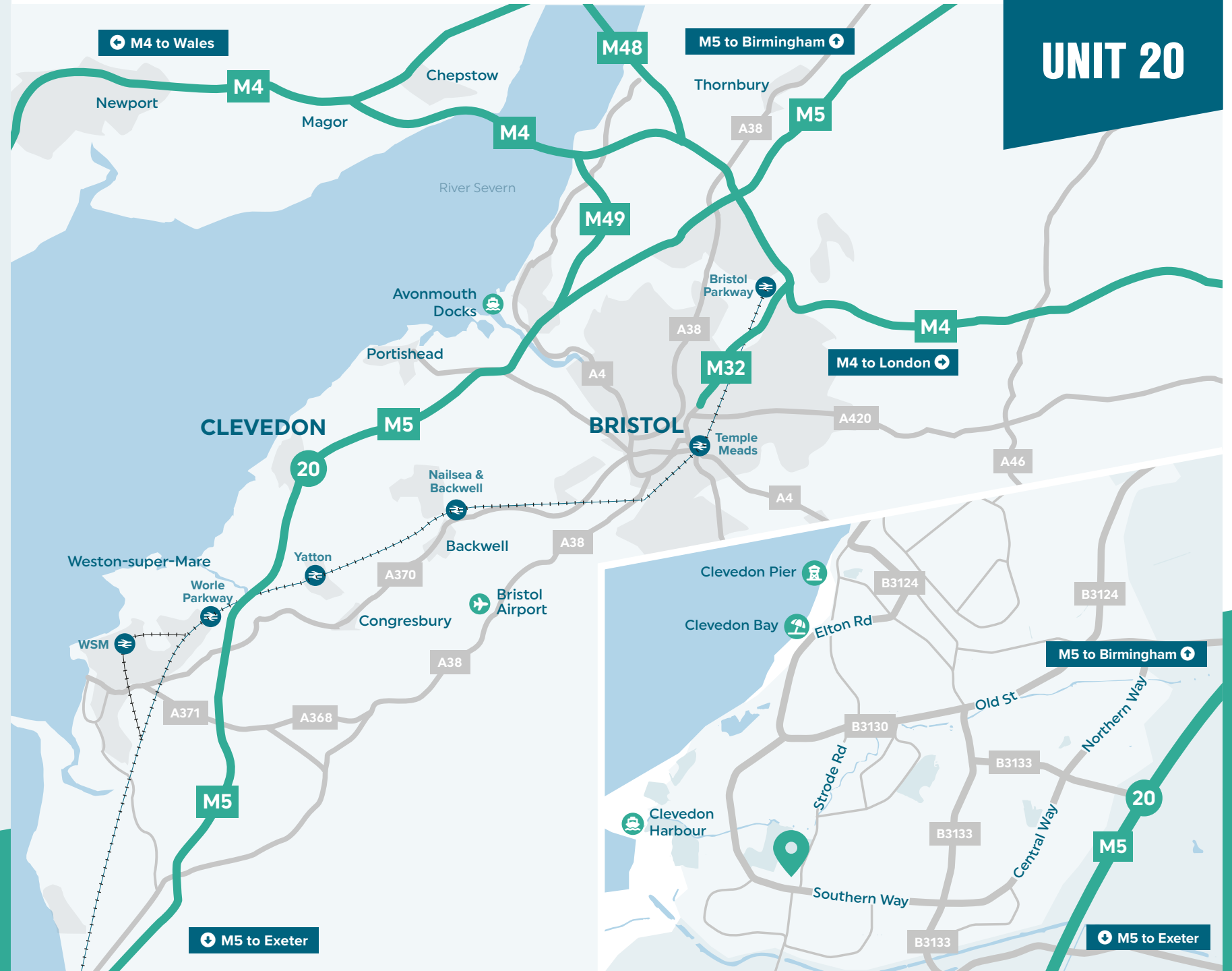
Quoting **£500,000 (Five Hundred Thousand Pounds)** reflecting a net initial yield of **7.00%** and a capital value of £170 per sq ft



## LOCATION

Clevedon is located approximately 12 miles south west of Bristol and 12 miles north of Weston-super-Mare. The town is also well situated in close proximity of Junction 20 of the M5 motorway, providing links to the national motorway network. Clevedon is an affluent commuter town with an urban population of approximately 25,000 persons, and a population of 115,000 persons within a 15 minute drive time.

Five C Business Park is located just off Southern Way in Clevedon, approximately 1 mile south of the town centre and 1 mile south west of Junction 20 of the M5 motorway. The unit sites adjacent to Screwfix and backs on to Strode Road, providing good visibility for passing vehicle traffic. Other nearby occupiers include Halfords, Topps Tiles, Jewson and Asda.





## DESCRIPTION

The property comprises an end terrace warehouse unit with a steel portal frame construction, blockwork elevations and profile sheet elevations and roof. The property provides warehouse space accessed via an up and over roller shutter door, and trade counter accommodation on the ground floor with first floor offices above. There is an area of hardstanding to the front of the unit for parking and servicing.

Floor	Use	Sq m	Sq ft
Ground floor	Warehouse & trade counter	244.83	2,635
First floor	Office	28.38	305
<b>Total</b>		<b>273.21</b>	<b>2,941</b>

Measured on a GIA basis





## TENURE

Freehold.

## TENANCY

Master Plastics (SW) Ltd will take a new 10 year lease on full repairing and insuring terms, limited by schedule of condition, at an initial rent of £37,000 per annum reflecting £12.58 per sq ft.

## COVENANT INFORMATION

Master Plastics (SW) Ltd have been trading since 1994, based in Bristol, Clevedon and Swindon, fabricating uPVC windows, doors and associated products. The company has a Creditsafe rating of 79 A representing "Very Low Risk". For the year ending 31 December 2022 the company reported a Net Worth of £3,009,490.



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## FURTHER INFORMATION

### VAT

The property is elected for VAT and as a result VAT will be chargeable on the purchase price.

### EPC

The property has an EPC of D 81 rating. A copy of the certificate is available on request.

### PROPOSAL

Offers are sought in the region of **£500,000 (Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a Net Initial Yield of **7.00%** (allowing for purchaser's costs at 5.70%) and a capital value of **£170 per sq ft.**

### FURTHER INFORMATION

For further information or to arrange an appointment to view, please contact the sole agents:



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