



BOOTHEN GREEN TRADING ESTATE

STOKE ON TRENT • ST4 4BJ

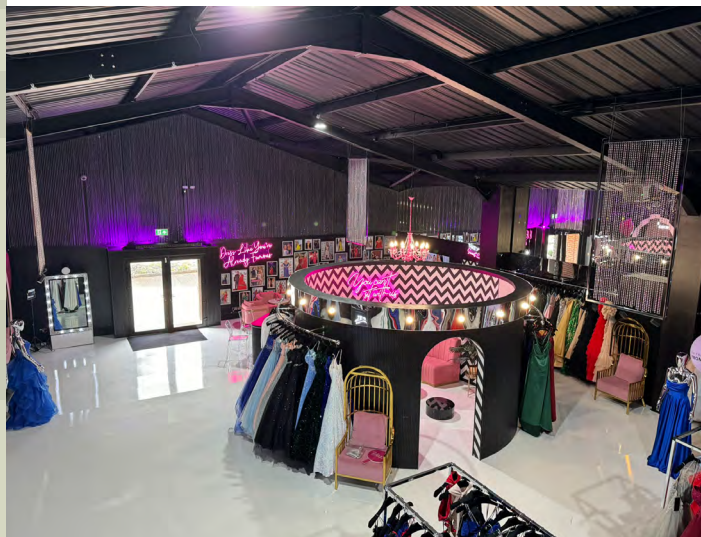
INVESTMENT FOR SALE



LONG-LET & INDEX LINKED INDUSTRIAL/ WAREHOUSING INVESTMENT

INVESTMENT CONSIDERATION

- › Located in Stoke-on-Trent just 0.5 miles from the A500 & A50
- › 2.5 miles from Junction 15 of M6 Motorway
- › Property was fully refurbished in 2022 prior to the letting
- › The tenant has heavily invested in their fit out at a cost of approximately £600,000
- › Self-Contained site let in its entirety to, To The Nines Wholesale Limited
- › 10 year lease from December 2022 without break (8.5 years unexpired)
- › Current passing rent of £75,000 per annum (topped up)
- › 5 yearly RPI Index linked rent reviews collared at a 10% increase and capped at a 20% increase
- › No Schedule of Condition
- › Freehold
- › **Offers in excess of £1,100,000** (one million one hundred thousand pounds) equating to a **Net Initial Yield of 6.44%** assuming normal purchasers' costs
- › Reversionary yield of between 7.09% - 7.73% following the 2027 rent review
- › Low capital value of £98 psf



LOCATION

Stoke-on-Trent is situated in Staffordshire in the West Midlands and is famous for the British pottery and ceramics industry. The city is formed of six towns including Stoke, Burslem, Fenton, Longton, Tunstall and Hanley, which are collectively known as The Potteries.

Centrally-located and strategically positioned, Stoke benefits from excellent road access to the M6 Motorway at Junction 15.

SITUATION

The units are located on Boothten Green in Stoke on Trent approximately 0.5 miles from the A500 and A50 sideway junction accessed via Campbell Road.

The A500 provides access to Junction 15 of the M6 Motorway approx. 2.5miles to the South and the further towns of Stoke on Trent and Newcastle under Lyme to the North. The A50 gives access to Uttoxeter, Derby and the M1 Motorway.



CITIES

Stoke	1 mile
Crewe	16 miles
Stafford	15 miles
Manchester	41 miles
Birmingham	44 miles
London	158 miles

MOTORWAYS

M6 J15	2.5 miles
A500	0.5 miles
A50	0.7 miles
M1 J24a	40 miles
M62 J10	39 miles

AIRPORTS

East Midlands	44 miles
Birmingham	54 miles
Manchester	38 miles
Heathrow	154 miles

DESCRIPTION

The property comprises a detached steel portal framed two bay industrial unit (Units A & B), a further building to the rear (Unit C) as well as a large secure yard area.

The total site area extends to approximately 0.73 acres (0.29 ha) giving a **low site coverage of just 32%**.

Unit A comprises an open span warehouse currently fitted out as a showroom/events space. Unit B comprises an open span warehouse with first and ground floor offices, and is currently used for storage. Unit C is an open span warehouse and currently used for storage. There are also two 40ft containers on site which are Landlords fixtures and are used by the tenants.

The property was comprehensively refurbished in 2022 which included, LED lighting, 2 x new roller shutter doors, full internal and external decoration including epoxy resin floors, a cladding respray, new distribution boards and roof lights.

Externally, the site benefits from parking to the front, further parking/yard area to the rear and dual access off Boothan Road providing separate ingress and egress for vehicles.



ACCOMMODATION

The property has the below approximate GIA's:

	Sq ft	Sq m
Unit A	3,630	337.28
Unit B	4,623	429.47
Unit C	2,914	270.71
Containers - 2 x 40ft containers		
Total GIA	11,248	1,044
Total Site Area	0.73 acres	0.29 hectares



LEASE TERMS

The property is let in its entirety to, To The Nines Wholesale Limited on a 10 year lease from 12th December 2022 expiring on 11th December 2032 – **8.5 years unexpired.**

The current passing rent is £70,000 per annum which increases to £75,000 per annum in December 2024.

The landlord will top up the rent to the December 2024 rent of £75,000 per annum.

The are **NO BREAK CLAUSES.**

The lease benefits from 5 yearly rent reviews index linked to RPI with a maximum 20% increase and minimum 10% increase.

The minimum rental increase at the next review in December 2027 will be top £82,500 per annum and

maximum increase to £90,000 per annum.

There is currently a 3 month rent deposit which is to be returned in year 5 following 5 years of timely rental payments.

The lease is inside the 1954 Act with **NO SCHEDULE OF CONDITION.**

RENT

The commencing annual rent is £75,000.

This rent equates to £7.25 psf over Units A&B and a rent of £4.50 psf over Unit C. and £2,000 per annum for the containers.

TO THE NINES

PROM & EVENING WEAR

COVENANT

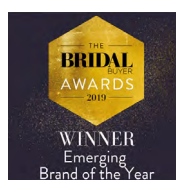
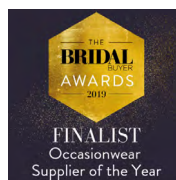
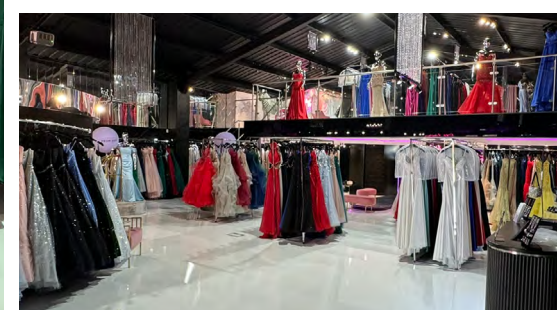
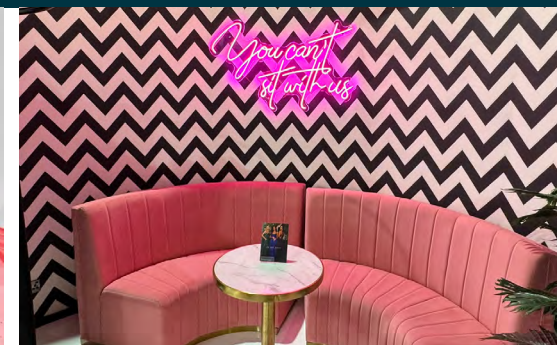
To The Nines Wholesale Limited (Company Number: 10844890)

trading as To The Nines are the UK'S Number 1 Multi Award Winning Prom & Evening Wear Retailer & Brand Worn by Celebrities, Seen in The Press and on Red Carpet's Globally.

To the Nines are the official dress brand of the Miss England Organisation & Miss England's ONLY recommended dress supplier.

To the Nines use the property for storage of their dresses as well as a showroom, events space and host celebrities, catwalk shows, clients and customers. Their dresses were recently seen at the Buzz Lightyear Premier in America, and have been worn by celebrities on Love Island, Real Housewives of Cheshire, Real Housewives of Jersey, Coronation Street, Strictly and Loose Women.

To The Nines have invested approximately £600,000 into their fit out and are fully committed to the location. Their clients fly in to visit from around the world and they are a very well respected brand within the industry.



EPC

EPC Rating – C (54)

VAT

The properties are elected for VAT and it is expected the sale will be by way of a TOGC.

TENURE

Freehold.

MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 TDB are supervised by HM Revenue and Customs. Any purchasers will be required to provide details on the purchasing entity along with ID documents and proof of address for the proposed beneficial owners. TDB will be able to confirm a specific list of requirements based on the proposed purchasing entity, this may include further documentation to evidence source of funds.

PROPOSAL

Offers in excess of £1,100,000 (one million one hundred thousand pounds) equating to a **Net Initial Yield of 6.44%** assuming normal purchasers' costs.

Reversionary yield of between 7.09% – 7.73% following the 2027 rent review.

Low capital value of £98 psf.



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CONTACT

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