

Upton-upon-Severn

Plots 1 & 2

Station Road

Industrial Estate

Minge Lane

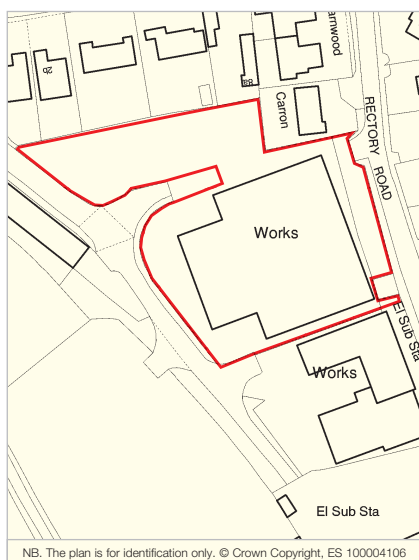
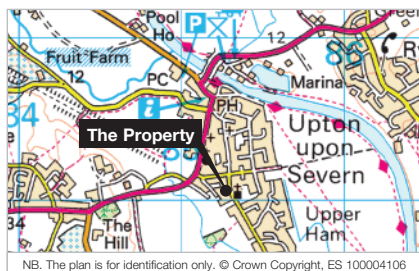
Worcestershire

WR8 0RX

- **Freehold Industrial Investment**
- Entirely let to Specialist Building Products Ltd until 2031 (no breaks)
- Guarantee from Epwin Group plc
- Comprises a total of 2,319 sq m (24,961 sq ft)
- Site area of approximately 0.48 hectares (1.18 acres)
- Good communication links with the M5 and M50 Motorways close by
- Current Rent Reserved

£76,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Upton-upon-Severn is a popular tourist town in the Malvern Hills, situated on the west bank of the River Sever, some 6 miles north-west of Tewkesbury. The town is approximately 4 miles north-west of Junction 8 of the M5 Motorway and 3 miles north of Junction 1 of the M50 Motorway.

The property is situated on the west side of Rectory Road, some 0.5 miles from the town centre.

Description

The property comprises a detached warehouse to provide a workshop/warehouse and offices on ground floor with additional offices at first floor level. A mezzanine floor installed by the tenant provides further ancillary accommodation. Externally, the property provides a hard surface yard at the front which is used for parking and storage. The property occupies an approximate site area of 0.48 hectares (1.18 acres).

The property provides the following accommodation and dimensions:

Ground Floor	1,942.70 sq m	(20,911 sq ft)
Mezzanine Floor	123.30 sq m	(1,327 sq ft)
First Floor	253 sq m	(2,723 sq ft)
Total	2,319 sq m	(24,961 sq ft)

Tenancy

The entire property is at present let to SPECIALIST BUILDING PRODUCTS LIMITED (t/a Permadoor) by way of an original and reversionary lease for a term of 20 years from 18th October 2011 at a current rent of £76,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a photographic schedule of condition. The lease is guaranteed by Epwin Group plc.

Tenant Information

Website Address: www.permadoor.co.uk

For the year ended 31st December 2016, Specialist Building Products Limited reported a turnover of £272.71m, a pre-tax profit of £22.85m, shareholders' funds of £41.56m and a net worth of £34.39m. (Source: Experian 15.04.2018.)

Guarantor Information

Website Address: www.epwin.co.uk

Epwin Group plc is one of the UK's largest manufacturers and suppliers of pvc windows, doors and fascia systems.

For the year ended 31st December 2016, Epwin Group plc reported a turnover of £293.2m, a pre-tax profit of £23m, shareholders' funds of £90.9m and a net worth of £20.7m. (Source: Experian 15.04.2018.)

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Nigel Zaoskoufis Esq, Simons Muirhead and Burton. Tel: 0203 206 2700 e-mail: nigel.zaoskoufis@smab.co.uk

