



## **FOR SALE CLIFTON BUSINESS PARK PRESTON NEW ROAD CLIFTON PRESTON PR4 0XQ**

3 acre site comprising 54,851 sq ft multi-let industrial investment property producing £241,360 per annum with potential to increase

- Well-established and popular business park close to Preston's Riversway Docklands Estate and within close proximity to the new Preston Western Distributor Road currently under construction, which will afford easy access to the M55 and the national motorway network
- Well located within easy reach of Preston, Kirkham, Lytham St Annes and Blackpool
- Excellent mix of both national and local tenants, some of whom have been in occupation for 20 years

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Clifton Business Park fronts Preston New Road, a short distance from the new Preston Western Distributor Road and within easy reach of Preston's Riversway Docklands Estate.

## **Description**

A 3 acre multi-let industrial business park with a mix of small, medium and large units with a number of recent constructions.

The business park has an extensive frontage to Preston New Road and is fully fenced and secure with two separate gated entrances.

The business park has enjoyed full occupancy for many years, with only a modest turnover of tenants. Unit 6 is currently vacant and planning consent has been obtained for demolition and the rebuilding of a new 2,600 sq ft unit.

## **Accommodation**

The attached tenancy schedule details the unit sizes, lease terms and rental income.

## **EPC**

All units have current EPC certificates with an energy rating of Band E and upwards.

## **Services**

Mains water and electricity is connected and drainage is to a septic tank. All units are separately metered.

## **Tenure**

Freehold.

## **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

## **Rental Income**

Current annual income is £241,360 per annum.

Unit 6 could be let in its existing condition for a rental of £10,000 per annum but it is anticipated that a rental in the order of £16,000 per annum will be achieved upon completion of the new build.

In addition to rental, all tenants are responsible for payment of a service charge for maintenance of the estate, either by way of fixed annual contribution or a percentage share based upon floor area. Full details on application.

## **Purchase Price**

£3,500,000 in respect of the freehold interest in the site subject to the occupational leases detailed, which reflects a gross yield in the order of 7%.

## **VAT**

The purchase price is subject to VAT at the prevailing rate, although it is envisaged that the transaction will be treated as a TOGC.

## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)



UNIT NO	TENANT	AREA (sq ft)	LEASE START	LEASE EXPIRY	RENTAL (£ pa)
1	Georgian Bar Co Ltd	1,324	18/01/13	17/01/23	9,000
2A	RV Tec Serv Ltd	1,452	01/04/21	31/03/26	7,280
2B	MV Motors	1,468	01/03/21	01/03/26	8,320
3A & 3B	Acton Draining Ltd	1,310	16/10/15	31/10/18 Holding over	10,000
3C	Andrew Wall	824	01/03/20	28/02/25	6,500
3D	Protec Motorsport	534	24/04/15	23/04/21 Holding over	4,160
4	Premier Hose Tech Ltd	8,638	09/01/18	08/01/23	35,000
5A	Fylde Autocare	1,690	01/09/20	31/08/25	7,800
5B	Protec Motorpoint	1,690	01/09/20	31/08/25	7,800
5C & 5D	Sodexo/assigned to Tivoli Group Ltd	3,451	01/04/18	31/03/23	15,000
6	Vacant. Planning permission granted application no 21/0359 for demolition and replacement with new 2,600 sq ft building	1,986			
7 & 8	Georgian Bar Co Ltd	2,797	18/01/18	17/01/23	11,000
9	Swansway Motor Group (Preston Audi)	11,128	28/06/16	27/06/22	37,500
10	Preston TPS (Preston Audi)	7,062	21/05/19	20/05/25	35,000
11A	Signature Autocare	4,710	12/03/19	11/03/24	22,000
11B	Apetito Ltd	4,787	11/03/21	10/03/26	25,000
<b>TOTAL</b>		<b>55,465</b>			<b>£241,360</b>



Preston New Road

Parking

2600 sq ft

Proposed New Build

Parking

5.2m

Garage

7 &

8

10

5A

5B

5C

5D

East Entrance

11A

11B

Office

Clifton Business Park

Parking

3A

3B

3C

3D

Fence

West Entrance

1

2A

2B