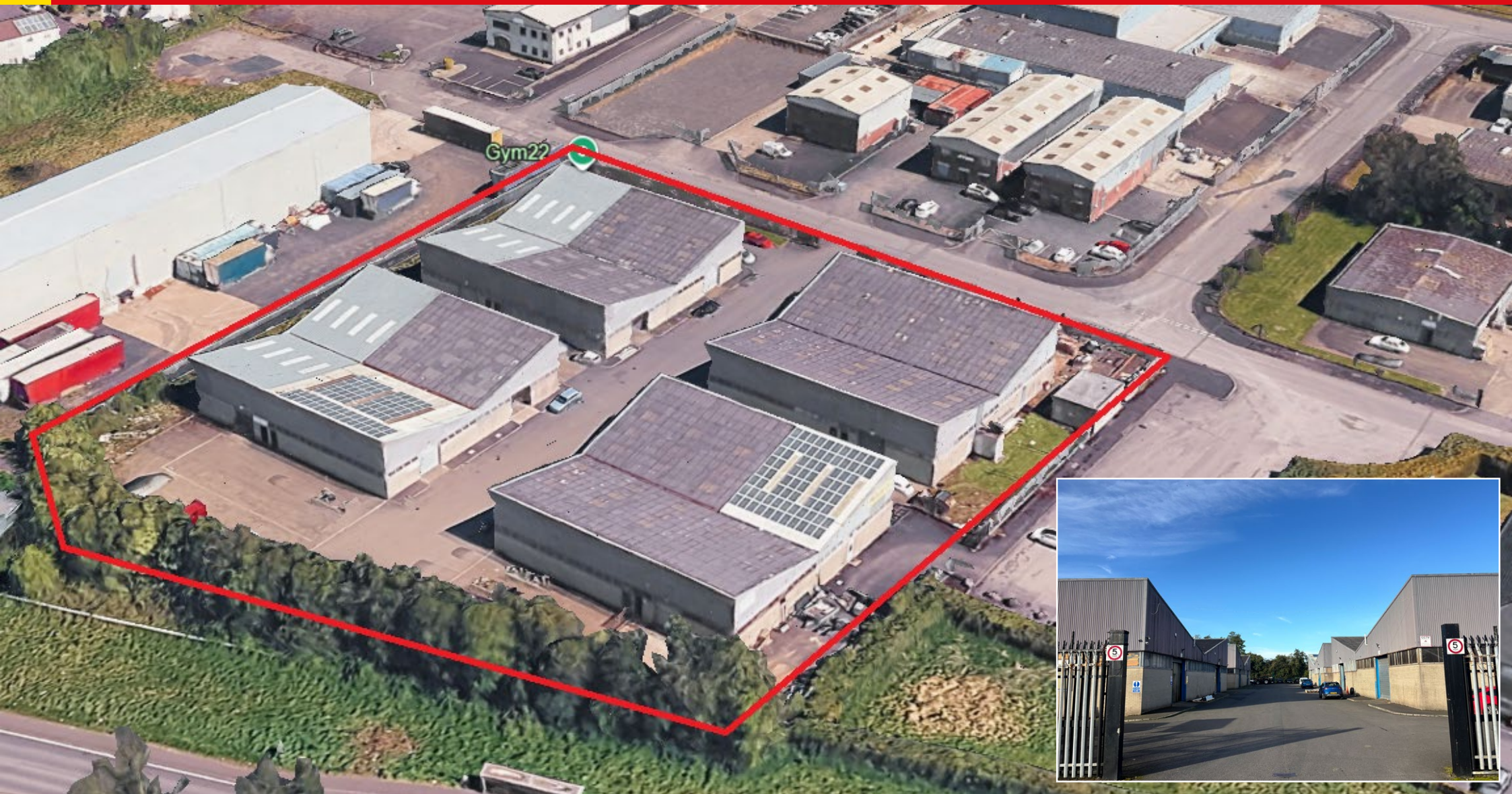
FOR SALE

REVERSIONARY INVESTMENT OPPORTUNITY

11-14 RATHENRAW INDUSTRIAL ESTATE, ANTRIM, BT41 2SJ

Campbell Commercial

028 9024 9024



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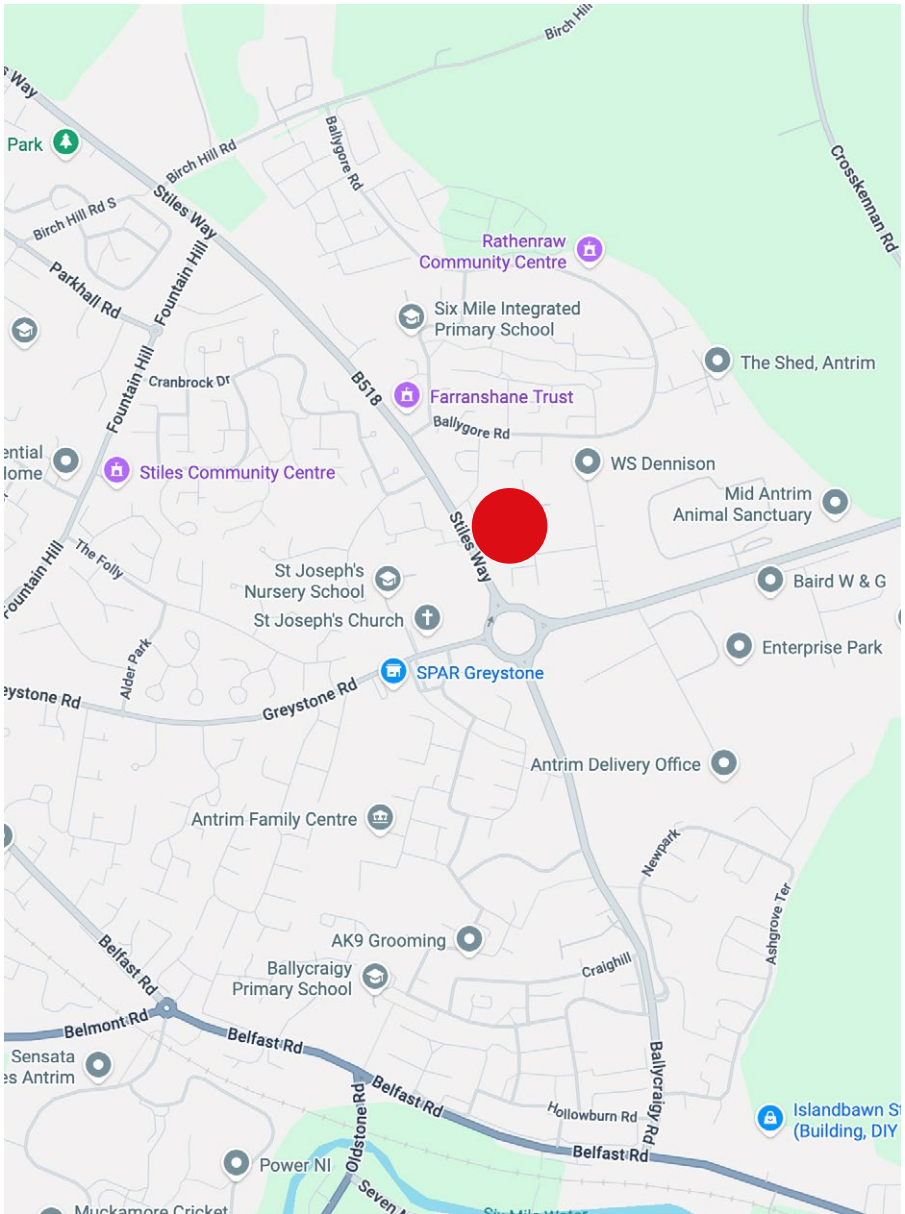
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LOCATION

Rathenraw Industrial Estate is a long-established and well-maintained commercial hub on Greystone Road, approximately 1.5 miles from Antrim town centre. The surrounding area is home to a broad range of industrial, manufacturing, warehousing, distribution, trade and service occupiers, providing an established business environment with a strong commercial profile. The estate benefits from excellent road links approximately 0.7 miles from the M2 motorway, with convenient access to Belfast, Ballymena and the wider Northern Ireland road network.

DESCRIPTION

The estate comprises a varied mix of purpose-built industrial and warehouse accommodation, generally arranged in terraces offering units of two different sizes. Buildings are predominantly of steel frame construction with profiled metal-clad elevations and pitched roofs, offering practical, flexible space suitable for storage, distribution, manufacturing, or workshop.



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ACCOMMODATION

The following approximate areas have been calculated as:

Unit	Sq Ft	Sq M
11a	2,734	254
11b	2,734	254
11c	1,778	165
11d	1,778	165
12a	2,734	254
12b	2,734	254
12c	1,778	165
12d	1,778	165
13a	2,734	254
13b	2,734	254
13c	1,778	165
13d	1,778	165
14a	2,734	254
14b	2,734	254
14c	1,778	165
14d	1,778	165
Totals	**36,096**	**3,352**





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TENANCY SCHEDULE

Unit/Tenant	Size (Approx)	Rent (p.a)	Lease	Rent @ £5.06 psf (p.a)
Roofclad Profiles (11a, 11b, 11c, 12a, 14a)	12,714 sq ft	£34,347 (£2.70 psf)	Overholding 5 years from 01/02/16	£64,332
NIHE (12b, 12c & 13a)	7,246 sq ft	£22,000 (£3.03 psf)	Overholding 5 years from 01/02/09	£36,664
Marjon Windows (12d & 14c)	3,556 sq ft	£18,000 (£5.06 psf)	New 2 year lease	£17,994
BS Holdings (11d)	1,778 sq ft	£8,500 (£4.78 psf)	3 years from 01/01/25	£8,996
LSI (13b)	2,734 sq ft	£7,500 (£2.74 psf)	5 years from 01/06/22	£13,834
Azir Mahmood (13c)	1,778 sq ft	£6,600 (£3.74 psf)	Overholding	£8,996
Decent Simulators (13d)	1,778 sq ft	£8,500 (£4.78 psf)	Overholding	£8,996
Gym 22 (14b)	2,734 sq ft	£12,000 (£4.78 psf)	3 years from 01/12/2026	£13,834
Gym 22 (14d)	1,778 sq ft	£9,000 (£5.06 psf)	3 years from 01/12/2026	£8,996
	36,096 sqft	**£126,447**		**£182,642**

In our opinion the property is under rented at the passing rent of £126,447 (£3.50 psf average), with an estimated current renal value of £182,642 per annum.

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NAV

Address	NAV (£)	Payable (£) (26/27)
11a	13,200	7,989
11b	8,350	5,054
11c	5,500	3,329
11d	5,500	3,329
12a	8,400	5,084
12b	8,350	5,054
12c	5,800	3,510
12d	5,250	3,177
13a	8,150	4,933
13b	8,150	4,933
13c	5,200	3,147
13d	5,300	3,208
14a	8,150	4,933
14b	8,250	4,993
14c	5,500	3,329
14d	5,250	3,177

PRICE DETAILS

Price: £1.5 million
Title: Freehold or long leasehold subject to a nominal ground rent.

SALE STRUCTURE

The property is held within a single purpose company and the proposed transaction will be structured by way of a sale of the shares of the company.

VAT

Prices and outgoings do NOT include VAT which may be chargeable.





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For viewing appointments please contact:

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EPC's

11a	E101	11b	F134	11c	G163	11d	D86
12a	D98	12b	D77	12c	D79	12d	D80
13a	B39	13b	B30	13c	D78	13d	D96
14a	D86	14b	D85	14c	C75	14d	D86

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – http://www.legislation.gov.uk/uksi/2017/692/made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.