SINGLE LET DISTRIBUTION WAREHOUSE INVESTMENT

DUMERS POINT, DUMERS LANE, BURY, GREATER MANCHESTER BL9 9UE



eurosonic group

PK3 AGENCY

INVESTMENT SUMMARY

- **Single let distribution warehouse investment in Bury, Greater Manchester**
- **Excellent transport communications** located 2 miles from **Junction 3 of the M66** and 4 miles from **Junction 18 of the M60/M62 interchange.**
- Purpose-built distribution warehouse with **9 dock level** and **2 level access loading doors**
- Total floor area of **184,907 sq ft**
- Let to **Eurosonic Group Limited**
- FRI lease for a term of 5 years from 1st May 2025, expiring 30th April 2030 (3.6 years unexpired)
- Tenant break clause 30th April 2028 (1.6 years to break)
- Current passing rent of **£749,950 pa**, which equates to a low **£4.07 psf**
- Rent to be reviewed on 1st May 2028 in line with RPI (1.5% collar and 4.5% cap across the review period)
- Freehold

OFFERS IN EXCESS OF
£8,250,000 (STC)

8.52%
NET INITIAL YIELD

8.90%
MAY 2028 (RPI 4.50% cap)

£45 PSF
LOW CAPITAL VALUE



LOCATION



TRANSPORT LINKS

M66 (JUNCTION 3)	2 MILES
M60/M62 INTERCHANGE (JUNCTION 18)	4 MILES
M61 (JUNCTION 2)	6 MILES
M6 (JUNCTION 21A)	20 MILES

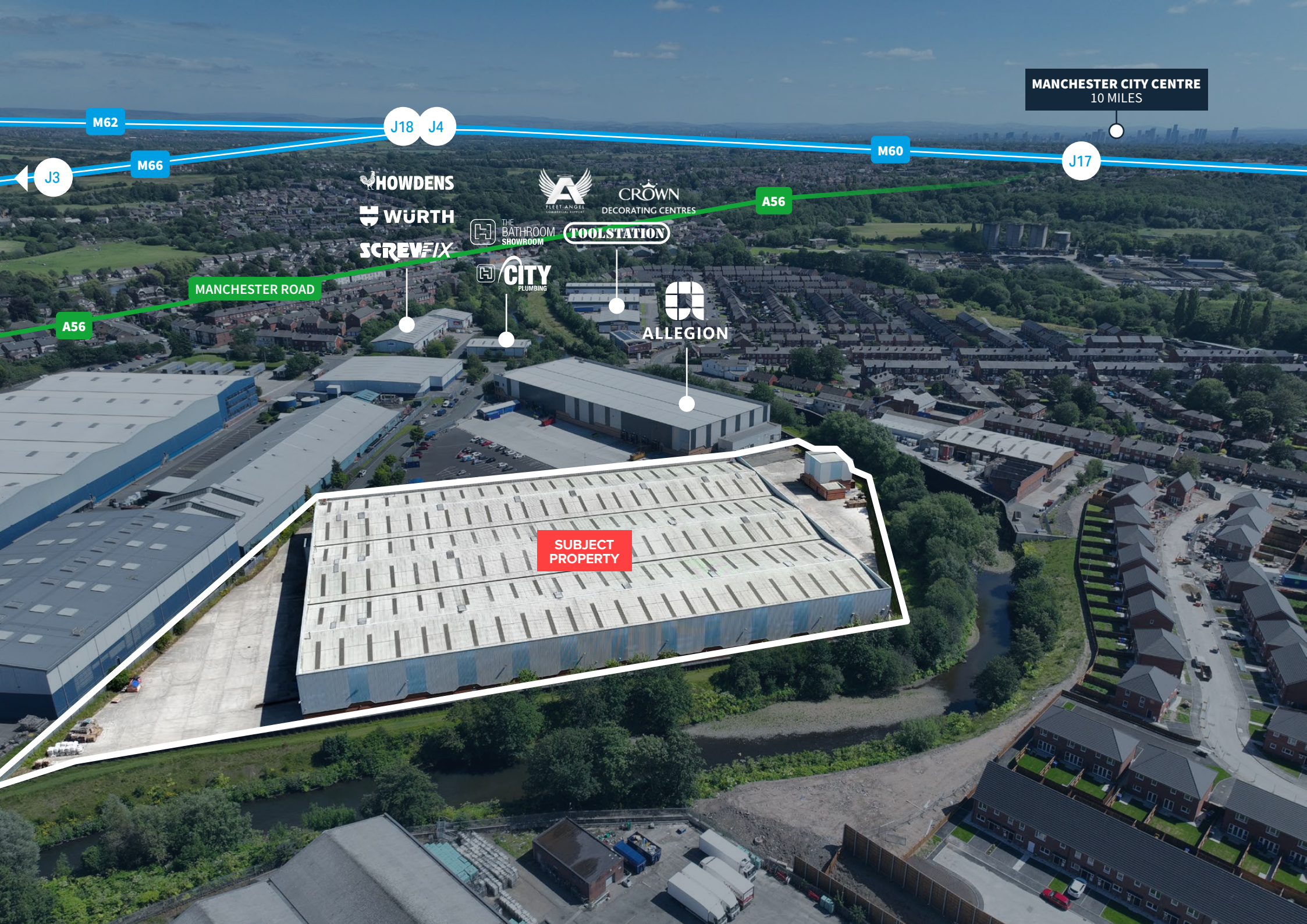
AIRPORTS

MANCHESTER AIRPORT	19 MILES

LOCATIONS

BURY	2 MILES
BOLTON	7 MILES
MANCHESTER CITY CENTRE	10 MILES
WIGAN	19 MILES
WARRINGTON	23 MILES
PRESTON	30 MILES
LIVERPOOL CITY CENTRE	37 MILES




MANCHESTER CITY CENTRE
10 MILES
M62
J18
J4
M60
J17
J3
M66
A56
MANCHESTER ROAD
A56
HOWDENS
WÜRTH
SCREWFIX
THE BATHROOM SHOWROOM
CITY PLUMBING
FLEET ANGEL
CROWN DECORATING CENTRES
TOOLSTATION
ALLEGION
SUBJECT PROPERTY



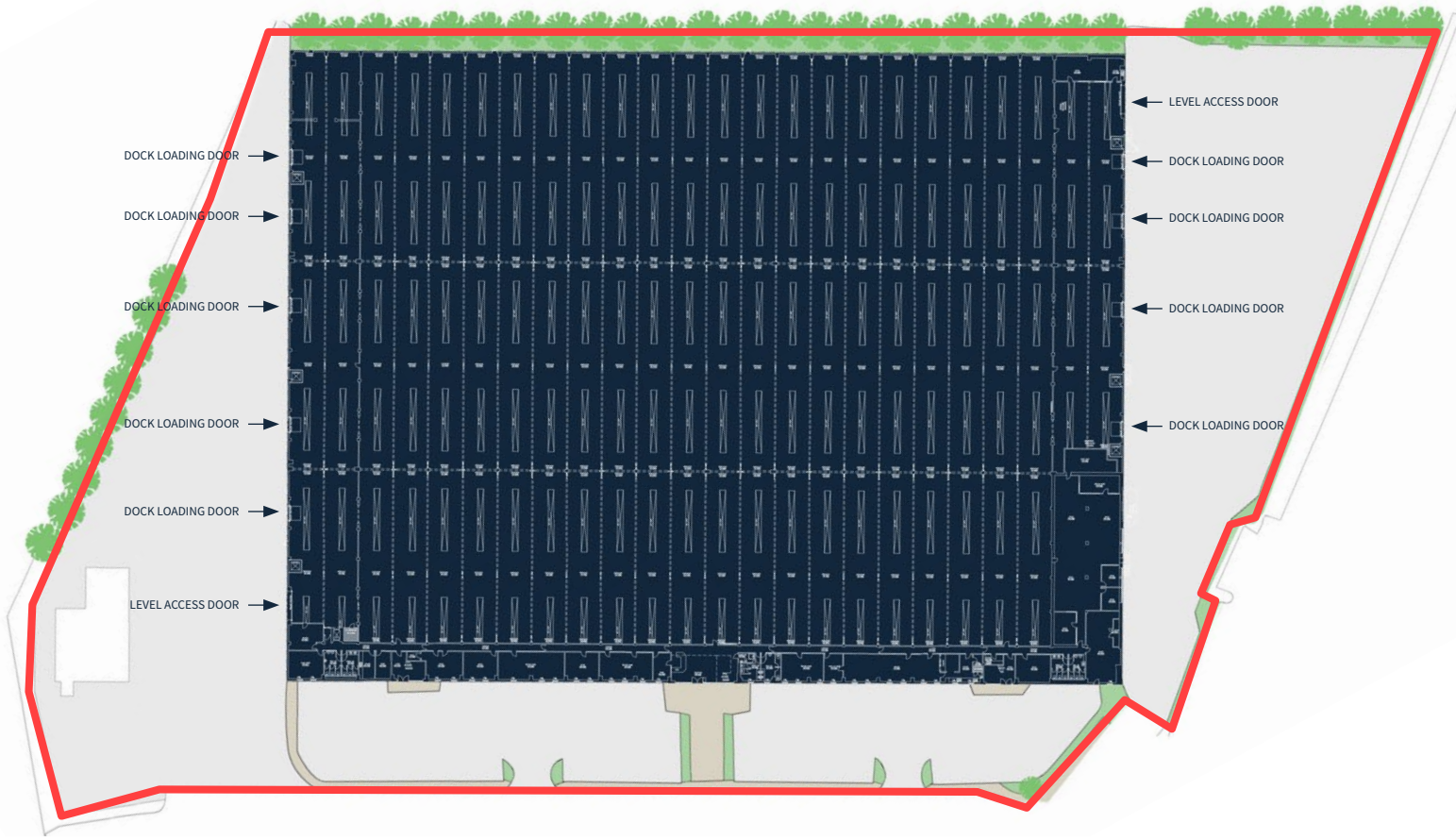
eurosonic group

HAVING PREVIOUSLY OCCUPIED THE BUILDING AS A SUB-TENANT, EUROSONIC GROUP LIMITED TOOK FULL OCCUPATION IN 2025 TO SUPPORT IT'S EXPANDING UK OPERATIONS

DESCRIPTION

- **STEEL PORTAL FRAME CONSTRUCTION**
- **2 LEVEL ACCESS LOADING DOORS**
- **9 DOCK LEVEL ACCESS DOORS**
- **THREE-STOREY INTEGRAL OFFICE ACCOMMODATION**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **EAVES HEIGHT OF 9M**
- **LARGE SECURE CONCRETED YARD**
- **POWER SUPPLY OF 580 KVA**
- **EPC RATING OF C 56**
- **SITE AREA OF 6.32 ACRES**

TOTAL FLOOR AREA OF 184,907 SQ FT WITH LOW PASSING RENT OF £4.07 PSF



ACCOMMODATION

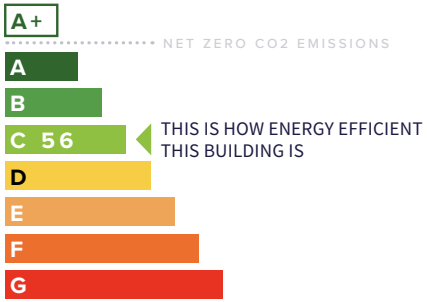
The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

	Sq Ft	Total Sq Ft
Warehouse	144,677	144,677
GF Office	13,762	40,230
FF Office	13,405	
2F Office	13,063	
GRAND TOTAL		**184,907**

TENURE

Freehold (title ref: GM690396 and GM548027).

EPC



TENANCY

Tenant	Eurosonic Group Limited
Lease Commencement	1st May 2025
Lease Expiry	30th April 2030
Repair	FRI (subject to schedule of condition)
Rent (per annum)	£749,950
Rent (psf)	£4.07
Break Clause	30th April 2028
Rent Reviews	1st May 2028
Rent Review Mechanism	RPI, (1.5% collar and 4.5% cap across the review period)
Reversionary Rent 2028 (per annum)	£783,698
Reversionary Rent 2028 (£psf)	£4.24
LTA Act 1954	Outside

DATAROOM

A dataroom has been set up to provide interested parties with the following information:

- Accounts
- Tenancy documents
- Title (Plan & Register) documents
- EPCs
- Compliance reports
- Supporting information


KATEM
EUROPEAN
PACE
LOGISTICS






PLASTIC

OCCUPATIONAL MARKET

1 Bolton	
Size	107,000 sq ft
Rent	£11.50 psf
Developer	Arrow Capital Partners
Grade	New Build

2 Haydock	
Size	138,340 sq ft
Rent	£12.50 psf
Developer	Fieldstone Developments
Grade	New Build

3 Trafford Park	
Size	148,513 sq ft
Rent	£11.00 psf
Developer	DTZ Investors / Grafton Gate
Grade	New Build

4 Chorley	
Size	110,000 sq ft
Rent	£10.00 psf
Developer	FI Real Estate
Grade	New Build

5 Rochdale	
Size	164,000 sq ft
Rent	£9.50 psf
Developer	GMPF
Grade	New Build

6 Warrington	
Size	124,980 sq ft
Rent	£12.27 psf
Developer	Indurent
Grade	New Build

7 Astley, Wigan	
Size	140,513 sq ft
Rent	£10.25 psf
Developer	PLP
Grade	New Build

8 Manchester Airport	
Size	140,000 sq ft
Rent	£11.00 psf
Developer	Stoford / THG
Grade	New Build





COVENANT

Eurosonic Group traces its origins to Europa Wholesale, an electrical products importer established in Manchester in 1965, and was rebranded as Eurosonic Group Limited in 2018.

The company sources, develops and imports homeware, kitchenware and electrical products for retailers, operating from its headquarters at Trafford Park, Manchester, and its distribution centre at the property.

Its brand portfolio includes Daewoo Electricals, The Hairy Bikers kitchenware, ProChef, Jane's Patisserie and Carnaby. Customers include Asda, Tesco, Lidl, Amazon, Robert Dyas, Dunelm and The Range, alongside thousands of independent retailers.

Having previously occupied the building as a sub-tenant, Eurosonic took full occupation of the property in 2025 as its main logistics base to support its UK operations.

The latest 3 years summary accounts are below:

Year Ending	31 March 2025	31 March 2024	31 March 2023
Turnover	£43,954,299	£48,827,556	£49,691,976
Pre-tax Profits	£1,260,479	£378,976	£2,045,779
Total Equity	£7,895,942	£6,815,858	£6,426,043

PROPOSAL

We are instructed to seek offers in excess of

£8,250,000 (STC)

(EIGHT MILLION TWO HUNDRED AND FIFTY THOUSAND POUNDS)

A purchase at this level reflects the following yield profile after deducting purchaser's costs of 6.67%:

8.52%
NET INITIAL YIELD

8.90%
MAY 2028 (RPI 4.50% cap)

£45 PSF
LOW CAPITAL VALUE

VAT

The property is elected for VAT. It is anticipated the transaction will be dealt with by way of a Transfer of a Going Concern.

Capital Allowances

There are no unclaimed Capital Allowances available with the property.

Anti-Money Laundering Regulations

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



FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



JAMES KINSLER
T: **07825 870 209**
E: **james@pk3.agency**



SAM BECKETT
T: **07765 623 800**
E: **sam@pk3.agency**



MARK POWELL
T: **07825 077 724**
E: **mark@pk3.agency**

PK3 AGENCY

PK3 Agency
Bartle House, Oxford Court
Manchester M2 3WQ

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