

Harlequin House, Forde Court, Newton Abbot, TQ12 4BT



Investment Summary

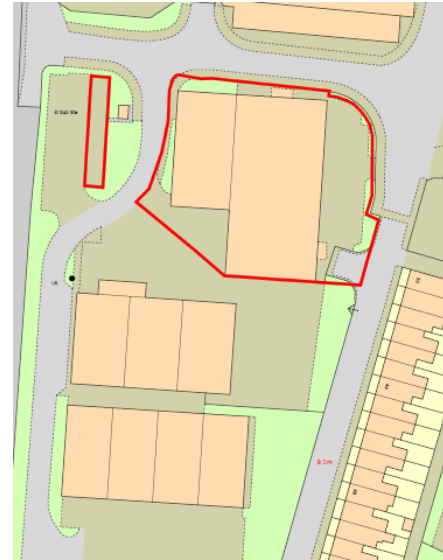
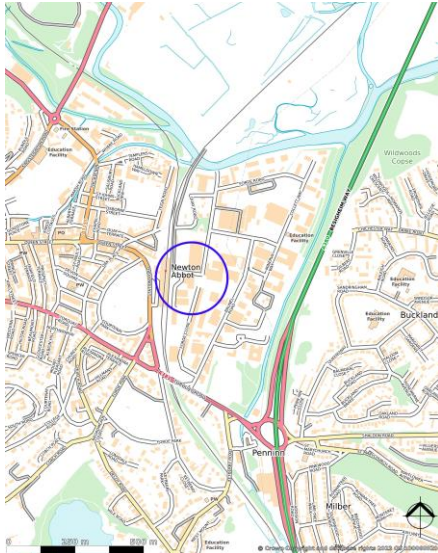
- Situated on Forde Road in Brunel Industrial Estate with easy access to the A380
- Modern detached warehouse building, with ground and two upper storey office accommodation
- The main warehouse facility comprises **34,050 sq ft** (3,153.36 sq m) GIA on a site area of **0.408 acres (0.165 ha)**
- The tenant has installed an extensive mezzanine throughout the unit
- Freehold
- FRI lease to International Dance Supplies for a **10-year term** from 5th June 2023, with a break option on 11th October 2029
- AWULT of **9.69 years to expiry** and **5.69 years to break**
- Current rent of £180,511 per annum, equating to a base rent of £8.40 per sq ft on the unit
- Strong tenant covenant of International Dance Supplies Limited with a Creditsafe rating of 73 highlighting a “very low risk”
- We are instructed to seek offers in excess of **£2,400,000** (Two Million Four Hundred Thousand Pounds) subject to contract and exclusive of VAT, reflecting a Net Initial Yield of **7.00%** (assuming purchaser’s costs of 6.36%), equating to a capital value of £111.60 per sq ft

Further Information

All relevant information including the following can be provided:

- Title plan
- Lease

	Year to Date 30/06/2022	Year to Date 30/06/2021	Year to Date 30/06/2020
Turnover	£13,912,130	£8,129,619	£14,513,795
Pre Tax Profit	£883,864	-£2,192,448	-£402,337
Shareholder's Funds	£5,375,236	£4,398,403	£6,335,527



	Area Sq ft	Area Sq m
Ground Floor Warehouse	10,537	978.93
Ground Floor Offices	5,794	538.26
First Floor Offices	3,996	371.28
Second Floor Office	1,182	109.85
Sub-Total	21,509	1,998.32
Mezzanines	12,541	1,165.04
Total	34,050	3,163.36

For further information, please contact the sole agents JLL:

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