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**FOR
SALE**



ATTRACTIVE INVESTMENT OPPORTUNITY

173.2 m² (1,864.5 ft²)

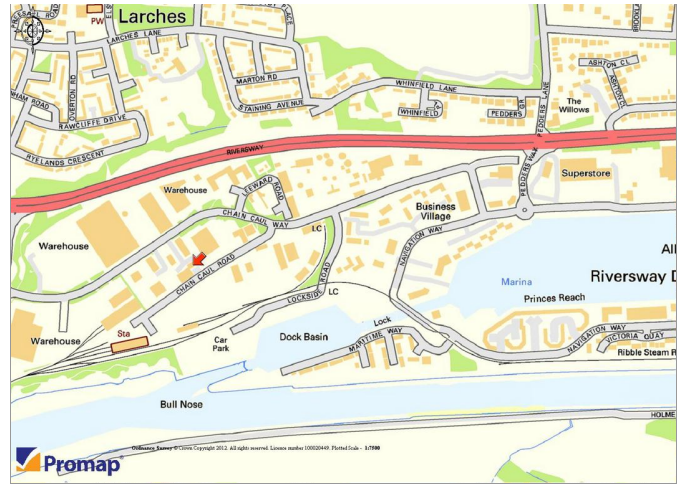
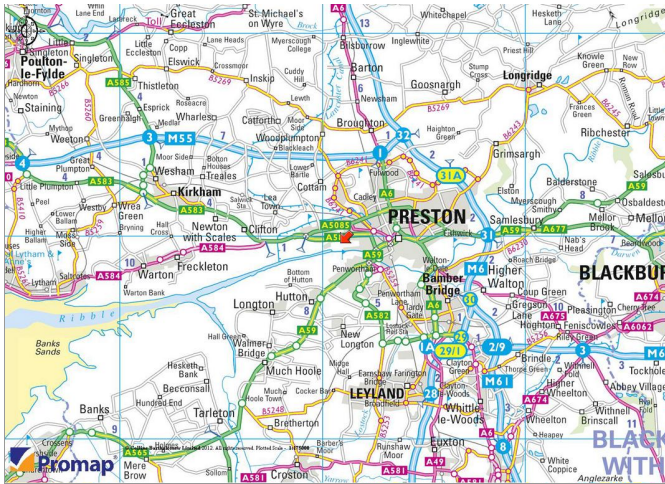
**5 Hardy Close
Riversway
Preston
PR2 2XP**

- Strong tenant covenant
- Modern office accommodation
- Sought after location

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Location

Nelson Court is a development of high specification business units accessed from Chain Caul Way. The development is located within an established commercial location in the docklands area providing easy access to Preston City Centre, the Fylde Coast and the Motorway network.

Neighbouring occupiers including Makro and Karl Vella whilst Preston Motor Park is also located in close proximity with occupiers including Mercedes-Benz, Audi and Volvo.

Description

The premises comprise a two-storey self contained property situated within a terrace of similar buildings providing predominantly open plan office accommodation over ground and first floors. Male and female WC facilities are provided on the ground floor accessed from the entrance lobby.

Accommodation

The property extends to a net internal area of 173.2 m² (1,864.5 ft²).

Occupational Tenancy Information

The premises are let in their entirety to Thompson Motor Company (Preston) Limited by way of a 6 year lease with effect from 13 March 2014 on full repairing and insuring terms at a rental of £15,750 per annum exclusive. There is a rent review due on 13 March 2017.

Covenant

Thompson Motor Company (Preston) Limited (company number 04021476) are a privately owned business operating motor vehicle showrooms. The business employs circa 200 people at various locations throughout the North West. The company had a turnover of circa £165 million for the year ending 31 December 2015 and benefits from a D & B rating of 2A 2 representing a lower than average risk of business failure [source Dun & Bradstreet].

Tenure

We understand that the premises are held long leasehold from Preston City Council for a term of 125 years from 31 March 2005 at a peppercorn rental and subject to an estate service charge.

Proposal

Our client is seeking offers for the long leasehold interest in the property subject to the occupational lease, in the region of £200,000.

This reflects an attractive net initial yield of 7.66% after allowing for purchasers costs at 2.8%.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

E D S Ltd
 5 Hardy Close, Nelson Court Business Centre
 Ashton-on-Ribble
 PRESTON
 PR2 2XP

Certificate Reference Number:
 0880-0032-0339-3405-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient
 A+ 92-100
 A 85-91
 B 69-84
 C 51-68
 D 39-50
 E 21-38
 F 13-20
 G 1-12
 Less energy efficient

Net zero CO₂ emissions

64 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 203
 Building complexity (NDS level): 3
 Building emission rate (kgCO₂/m²): 37.29

Benchmarks

Buildings similar to this one could have rating as follows:
 32 if newly built
 85 if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

VAT

All prices are quoted exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents, **Eckersley**

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