

21...24 | SLAIDBURN CRESCENT SOUTHPORT / PR9 9YF



PARTIALLY LET INDUSTRIAL INVESTMENT OPPORTUNITY
WITH DEVELOPMENT LAND ADJACENT

INVESTMENT SUMMARY

- The property comprises **51,734 sq.ft** of industrial and office accommodation
- Located circa **2.5 miles north east of Southport** town centre and close to Southport's major arterial routes including the A565 / A59
- Partially let to Bells, Sons & Co. (Druggists) Limited and ITP Packaging Ltd on full repairing terms.
- Passing rent of part being £161,228 per annum, subject to tenant breaks and rent reviews.
- 2.33 acre site (total)
- Potential rental growth by sub-dividing the units into smaller denominations.
- Freehold
- Suitable for investment or owner occupiers of part
- ERV circa £285,000 p.a.
- 0.64 acres of undeveloped land adjacent



LOCATION

The property is situated within the well established Slaidburn Industrial Estate, which is the principle estate lying to the northern end of Southport. The location is a short distance from the A565 which links Southport with Preston via the A59.

Southport is an affluent seaside town on the Sefton Coast and is a gateway to the Ribble Estuary located approximately 18 miles north of Liverpool and 40 miles north west of Manchester. The town is well connected with the A565 providing a direct link to Liverpool and Preston and the A570 which leads onto Junction 3 of the M58 motorway network.

The town is readily accessible via rail services. There are frequent direct rail services to Liverpool and Manchester in as short a journey time of 45 minutes and 1 hour 10 minutes respectively.

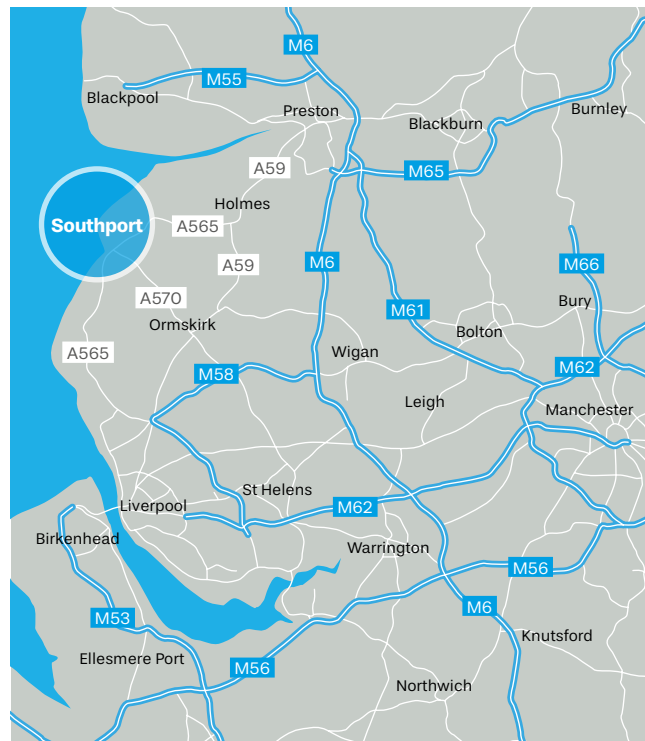
Southport has an urban area population of approximately 94,421 and is a core part of the North West's visitor economy. The town is well established and is one of the UK's most popular seaside resorts, attracting more than 8.65 million visitors per annum.



Click here for Google maps link



Click here for What3Words link



LOCATION	DISTANCES
A565	0.6 miles
A59	6 miles
M58	13 miles
M6	15 miles
Southport	3 miles
Formby	10 miles
Preston	15 miles
Liverpool	22 miles
Manchester	40 miles



Southport Town Hall

DESCRIPTION

The premises comprise a substantial detached industrial property being predominantly portal frame construction with mixed brick, block and clad walls beneath mixed profiled sheet roof incorporating translucent roof lights. The property is built in bays in an 'L' configuration with 2 storey offices to the front together with further single storey works offices.

The building was originally in multi occupancy arranged in bays thus lending itself to be easily subdivided back into bays thus providing a range of options either for investment or owner occupation of part or the whole of the remaining property.

Unit 21 has been subdivided from the balance of the site including utilities.

Immediately adjacent is 0.64 acres of undeveloped land. The land previously benefitted from planning permission for the development of 7 industrial units ref: DC/2016/00482 which has lapsed. A new similar application is imminent.

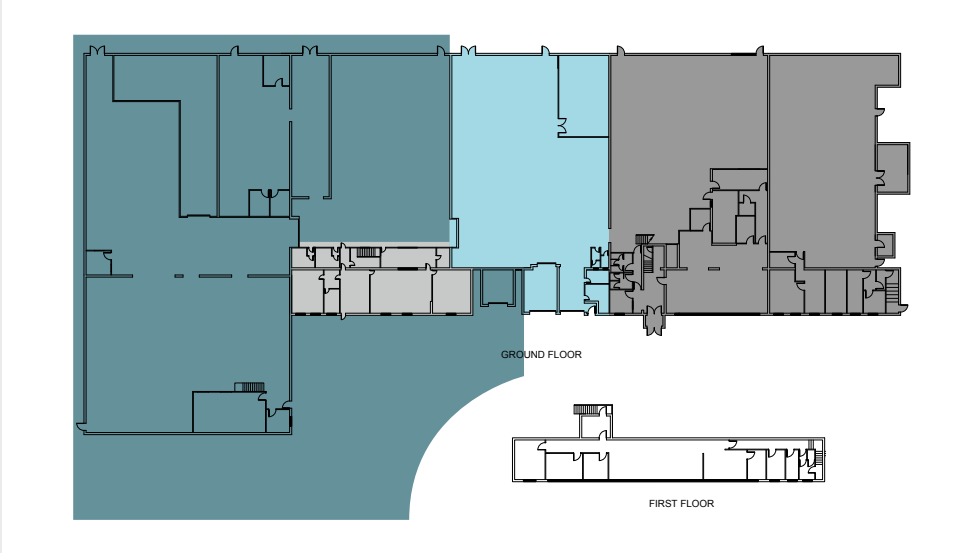


ACCOMMODATION

We have estimated the premises extend to the following gross internal floor areas:

UNIT	sq.m	sq.ft	DESCRIPTION
Unit 21	2,145	23,091	Industrial unit and offices
Unit 21a	210	2,260	Offices
Unit 22	800	8,610	Industrial unit
Unit 23 & 24	1,651	17,773	Industrial unit & offices

The site area totals 2.33 acres with 0.64 acres of undeveloped land adjacent.



TENANCY INFORMATION

Unit 21 is let to Bell, Sons & Co. (Druggists) Limited by way of a 15 year lease from the 1st February 2024 on a full repairing and insuring basis, at a passing rent of £121,228 per annum (£5.25 per sq ft).

There are 5 yearly tenant breaks and rent reviews to RPI (All items).

Unit 22 is let to ITP Packaging Ltd by way of a 5-year lease from 1st December 2024 on a full repairing and insuring basis, at a passing rent of £40,000 per annum (£4.65 per sq ft).

There is a Tenant break option at year 3 and a rent review at year 2 to open market rental value.



Covenant Profile

Bell, Sons & Co. (Druggists) Limited

Company Number: 00351951

Bell's Healthcare was first established in Preston in 1848 and is a leading manufacturer of over-the-counter pharmaceuticals and supply UK wholesalers, international distributors and own brand providers with a range covering over 150 product lines and almost 100 MHRA registered licences. Bells forms part of the Marksans Pharma which operates in circa 50 countries.

Bell, Sons & Co. (Druggists) Limited have a credit limit of £1,100,000 and credit rating of £370,000 (**Experian 28/4/25**).

**Bell's
Healthcare**

Year End	Turnover	Pre Tax Profit	Shareholder's Funds
31/3/22	£36,293,092	£4,996,780	£18,989,927
31/3/23	£45,768,318	£4,917,810	£21,721,680
31/3/24	£53,652,318	£7,588,182	£25,982,340

Tenure

Freehold.

ITP Packaging Ltd

Company Number: 08346517

Founded in 2013, ITP Packaging supplies industrial packaging solutions including drums, IBCs, pallets, and liners. With over 20 years of management experience, the company delivers reliable products and strong customer service. Expansion into e-commerce in 2019 strengthened its market position and growth strategy, supporting sustainable revenue and customer base growth.

A credit search (**28/4/25**) confirms they have an **Experian score of 82 (Low risk)**.

 **ITP PACKAGING**



CONTACT

Asking Price

Upon application.

Rating Assessments

Unit 21 - £73,500

Unit 22/24 - £96,000

Interested parties are advised to make their own enquiries of the local rating authority.

VAT

The purchase price will be subject to VAT although it is envisaged that a sale can be treated as a TOGC.

Anti Money Laundering

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

Further information including title, copy occupational lease, EPC and certificates are available upon request.

CONTACT INFORMATION

For further information or to arrange viewings please contact:

Mark Clarkson

mac@eckersleyproperty.co.uk

01772 883 388

Harry Holden

hjh@eckersleyproperty.co.uk

01772 883 388



Preston Office
25A Winckley Square
Preston, PR1 3JJ

Lancaster Office
76 Church St
Lancaster, LA1 1ET

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property. 05/25. carve-design.co.uk 16655/14